



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, April 8, 2019
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from March 11, 2019

2) Consent

- a) Newcomer. The applicant is seeking certified survey map approval for a two-lot land division for the property located at 11361 W. Freistadt Road.
- b) Gabor Design for Kelly & Mike Grebe. The applicant is seeking setback waiver approval for a proposed 210 sq. ft. portico addition at the front of the existing house for the property located at 11417 N. Spring Avenue.

3) Public Hearing

- a) MSI General for Quality Auto Body. The applicant is seeking expansion of non-conforming use, building and site plan amendment and sign waiver approval for renovations to the interior and exterior of the building for the property located at 11065 N. Cedarburg Road.

4) Regular Business

- a) Scott Jackman for Marathon Bank. The applicant is seeking minor request for window area obstructions for the east side of the building for Marathon Bank located at 11315 N. Cedarburg Road (MTC1).
- b) Jim Hoffman for Pine Reserve, LLC. The applicant is seeking rezoning recommendation to rezone from R-6 (Duplex Condominium/Planned Unit Development) to R-5 (Residential Detached/Planned Unit Development) to create four single lots for vacant land between 6710 and 6926 W. River Birch Drive.
- c) David Hoff for Dave Schenker. The applicant is seeking preliminary condo plat, development agreement, fill permit and specimen tree removal approval to allow for 6 condominiums for the properties located at 10950 & 10922 N. Cedarburg Road (Riverway Condominium).

- d) Plunkett Raysich Architects, LLP for Lumen Chrisiti Catholic Parish. The applicant is seeking landscape plan amendment and lighting plan approval, including waivers, for the proposed addition for the property located at 2750 W. Mequon Road.
- e) Boulder Venture for Associated Bank. The applicant is seeking sign waiver approval for a second wall sign, sign waiver approval for a wall sign that exceeds the height requirement, and building and site plan amendment to amend a condition of approval that prohibited signage in the glass tower for a proposed two-story, 7,6000 sq. ft. financial institution building located at 11223 N. Port Washington Road. Remove from Table.

5) Announcements

Mayor Abendroth's farewell meeting,

The next meeting is Monday, May 13th at 6:00 p.m.

6) Adjourn

Dated: April 4, 2019

/s/ Dan Abendroth, Chairman

.....
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Department of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM



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PLANNING COMMISSION
Regular Meeting
Monday, March 11, 2019
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chairman Dan Abendroth
Commissioner Martin Choren
Commissioner Rick Lemke
Commissioner Brian Parrish
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alderman Robert Strzelczyk
Commissioner James Schaefer - **Absent**
Alternate Stephanie Hawley
Alternate James Baka

a) Approval of Minutes

Action

Ald. Strzelczyk made a motion to approve the February 11, 2019 minutes.
Commissioner Parrish seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Choren, Hawley, Lemke, Parrish, R. Schaefer, Stoker, Strzelczyk
ABSENT:	J. Schaefer

Attachment: PC Minutes 03.11.19 DRAFT (4031 : Minutes from March 11, 2019)

2) Public Hearing/Regular Business

- a) Legacy Pools & Hottubs, LLC. The applicant is seeking conditional use grant approval for a hardware store to allow the retail sale of hot tubs, saunas and pool/spa supplies for the property located at 6619 W. Mequon Road, Unit D.

Action

Ald. Strzelczyk made a motion to open a public hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken, vote passed (8-0)

Action

Ald. Strzelczyk made a motion to close the public hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken, vote passed (8-0)

Planner Vang stated that at the previous meeting the Commission determined that the retail sales of hot tubs, pools and saunas should be allowed as hardware store use; which is a conditional use in the Arrival Corridor (AC) district. All retail sales will occur inside the store between 10:00 a.m.- 7:00 p.m. The floorplan includes a 1,700 sq. ft. showroom, 200 sq. ft. office and 10 sq. ft. enclosed area and breakroom. There is 16 sq. ft. on the outside space on the sidewalk to be dedicated to commodity materials such as salt/sanitizers for easy access for customers. Based on feedback from the Commission at last month's meeting, staff has added a condition that no outdoor storage or display is allowed. A revised floorplan showing no outdoor storage is required to be submitted to staff. There is also a condition that the use must comply with all the requirements of the AC district which includes window area requirements. According to the zoning code, 8 parking spaces are required for the use. The site has a total of 44 parking stalls which staff believes is adequate. The applicant indicated that there will not be overnight storage of vehicles associated with the business. All deliveries will occur during business hours. Staff does recommend the approval of the conditional use grant.

The applicant provided staff with the updated required floorplan.

Action

Ald. Strzelczyk made a motion to approve the conditional use grant subject to the conditions in the staff report. He made a consideration to change the operation hours to begin at 9:00 am to accommodate potential deliveries.
Commissioner Lemke seconded the motion and accepted the consideration.
A voice vote was taken, vote passed (8-0)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Abendroth, Choren, Hawley, Lemke, Parrish, R. Schaefer, Stoker, Strzelczyk
ABSENT:	J. chaefer

3) Regular Business

- a) Boulder Venture for Associated Bank. The applicant is seeking sign waiver approval for a second wall sign, sign waiver approval for a wall sign that exceeds the height requirement, and building and site plan amendment approval to amend a condition of approval that prohibited signage in the glass tower for a proposed two-story, 7,600 sq. ft. financial institution building located at 11223 N Port Washington Road.

Planner Vang stated that on January 14, 2019 the Commission approved the building and site plan and added a condition that signage not to be allowed in the glass tower as well as no storage of any equipment be allowed in the tower vestibule. The applicant is requesting building and site plan amendment approval to revisit the tower sign approval. In addition, they are requesting a sign waiver to allow a second wall sign on the north façade as well as a sign waiver to allow the east elevation wall sign to exceed the 20 foot height code requirement. Although the applicant has requested two sign waivers, they are seeking approval for only one of these waivers to be approved.

Two options for the tower sign were submitted. The green banding that was previously approved is now requested to be approved to be illuminated.

The zoning code allows for one wall sign and the applicant is requesting a second wall sign on the north elevation that meets the size requirement but exceeds the height requirement of 20 feet (proposed sign is 30 feet in height). The applicant indicated this sign is needed for the visibility of southbound traffic due to changes made to the building. Staff believes the visibility issue can be addressed by a free standing monumnet sign which is allowed per the sign code. Staff does not recommend approval of this sign waiver request as there are no site specific hardships to support the waiver.

The east elevation sign waiver is due to the height requirement. Staff has offered suggestions on ways to meet the height requirement and the applicant has indicated that they will lower the sign to meet the 20 foot height requirement. Staff is recommending denial of this sign waiver due to lack of site specific hardship but the height issue is being resolved.

Staff recommends denial of the building and site plan amendment to allow for signage in the tower element

The applicant was represented by Robert Schmidt and Curt Smith from Boulder Venture as well as David Knight from Associated Bank. Mr. Schmidt stated that at the February Planning

Commission meeting they were surprised to have the tower sign eliminated. They are focused on the corporate branding for Associated Bank. They feel that there needs to be visible signage on the building for southbound traffic. He explained the proposed sign cube in the tower has a somewhat semi translucent and the light in the tower provides light but the cube is not internally illuminated.

When asked whether the applicant is interested in a free standing sign as that is permitted in the sign code, the applicant answered that signage on the building is desirable in regards to both branding and visibility versus a freestanding sign.

There was feedback from the Commission that signage in the tower is not desired. There was agreement that something is needed in the tower as it feels too empty, a suggestion was made for something artistic in that space, but not signage or branding to be allowed. It was also discussed that the tower would be more attractive if it is lowered because it looks too big and empty without something in that glass tower. Some of the Commissioners commented that they are reluctant to set a precedent by allowing there to be signage in the glass tower.

Ald. Strzelczyk made the following suggestions:

- Reduce the north elevation sign to match the 28 sq. ft. size of the east wall sign.
- Lower the tower to within 3-5 feet of the building height (not more than 7 feet above).
- Very dim illumination only, prefers not to have illuminated at all.
- Natural logo only (wood, steel or metal).
- Remove the option of a monument sign going forward.

Action

Commissioner Stoker made a motion to table the motion.

Ald. Strzelczyk seconded the motion to table the item.

A voice vote was taken; vote passed (8-0)

RESULT:	TABLED [UNANIMOUS]
MOVER:	John Stoker, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Abendroth, Choren, Hawley, Lemke, Parrish, R. Schaefer, Stoker, Strzelczyk
ABSENT:	J. Schaefer

- b) ICAP Development for Jewish Home and Care Center. The applicant is seeking rezoning recommendation from IPS (Institutional and Public Service) to B-2/PUD (Commercial Business/Planned Unit Development (and concept plan approval to redevelop the site for multiple commercial uses for the property located at 10865-10911 N. Port Washington Road (formerly Mequon Care Center) and the parcel to the south.

Commissioner Parrish recused himself from this item.

Asst. Dir. Zader stated that a new drawing was submitted after the packet was posted. He stated

that at the last meeting there was consensus of support for the rezoning request but there were unknowns regarding the quantity and quality of the specimen trees on site. The item was tabled for this reason as well as some design considerations staff recommended. The new plan shows the building to the north shifted to preserve the stand of trees and the other buildings shifted so the long side of the building faces Port Washington Road. The City Forester did locate trees and there are 15 specimen trees along with 35 other trees that are part of a larger ecosystem and they are considered specimen. Feedback from the Commission is requested regarding the specimen trees and what would be allowed to be removed before further discussions with the applicant about design can take place. Staff recommends tabling the item regardless of the decision and Commission feedback will dictate the direction of the project moving forward.

Action

Ald. Strzelczyk made a motion to remove the item from the table for discussion.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed (8-0)

Mayor Abendroth stated that there is no hardship to developing this property. He stated that he feels, and according to the ordinance, the trees should stay and not be removed.

The applicant, Jerod Protaskey from ICAP Development, provided a handout of the new plan to the Commission. He talked about the site grading and the need for a stormwater management pond on site. He explained that there are difficulties installing utilities due to the trees on site and an easement on site. He also discussed the issues regarding the roadway and the northern shared access point and the need for improvements there and the difficulties caused by the trees.

Asst. Eng. Henk stated that the hardships are within the control of the developer to change and design around the issues presented.

Asst. Dir. Zader stated that if there are hardships due to the existing conditions of the site, this property is located in the TIF district and they would be eligible to apply for the Fast Track Formula program to have those costs reimbursed if they meet the requirements of the program.

Dewey Strobel – is the neighbor that has the easement of the driveway coming in to the property. He suggested that the utilities can be run straight down the driveway without impacting the trees.

Feedback from the Commission is that there are not hardships to justify the removal of the trees and that the developer should work to design the project to work within the conditions of the site.

Mr. Protaskey stated that the large stand of trees presents problems for them to bring in utilities and well as for buildings to be visible from Port Washington Road. He stated there are many non-specimen trees that need to be cleared up from that area as it is unsightly and that potential tenants want visibility from Port Washington Road.

Action

Mayor Abendroth made a motion to table the motion.

Ald. Strzelczyk seconded the motion to table the item.

A voice vote was taken; vote passed (8-0)

RESULT:	TABLED [8 TO 0]
MOVER:	Dan Abendroth, Chairman
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Baka, Abendroth, Choren, Hawley, Lemke, R. Schaefer, Stoker, Strzelczyk
ABSENT:	J. Schaefer
RECUSED:	Parrish

4) Policy

a) Chapter 58 of the Zoning Code as it relates to Animal Uses

Asst. Dir. Zader stated this is a request from Public Welfare due to a resident that requested to have a silkie chicken as a pet. Upon review of the ordinance from Ald. Wirth and staff, it was determined that wholesale changes to the code were necessary. This repeals Chapter 6 and it is now all included in Chapter 58 of the Zoning Code. It better clarifies normal practices and a few minor changes are proposed:

- Updated to include all equine animals as well as sheep as the same amount as horses.
- List of allowable pets in the City. Bees and raptors allowed with conditions.
- Some farming conditional uses have been eliminated.
- Language was added for dog runs and dog houses.
- Miscellaneous pets can go to Public Welfare for consideration.

This was approved by Public Welfare in February; it will be in front of the Common Council tomorrow and then up for a public hearing in April.

Action

Commissioner Stoker made a motion to approve the item.
Ald. Strzelczyk seconded the motion.

The Commission discussed the issue of horses and equine animals allowed on 1.5 acres and many of the Commissioners recommend 2.5 acres. Anyone that already has a horse on 1.5 acres would be grandfathered in.

Commissioner Parrish made an amendment to the motion to change the acreage needed to 2.5 acres for horses and equine animals.

Ald. Strzelczyk seconded the amendment.

A roll call vote was taken; vote passed (5-3)(No: Mayor Abendroth, Stoker, Lemke)

A voice vote was taken on the original motion, vote passed (8-0)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Brian Parrish, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Abendroth, Choren, Hawley, Lemke, Parrish, R. Schaefer, Stoker, Strzelczyk
ABSENT:	J. Schaefer

5) Announcements

a) Changes Proposed for Froedtert Neighborhood Hospital

Asst. Dir. Zader stated that some minor design changes were made to Froedtert Hospital. Mayor Abendroth and Commissioner Jim Schaefer reviewed the changes and are in favor of them as they feel they are a vast improvement. The changes are mostly materials and colors.

The next meeting is Monday, April 8th at 6:00 p.m.

6) Adjourn

Action

Mayor Abendroth made a motion to adjourn.

Commissioner Parrish seconded the motion.

A voice vote was taken; vote passed (8-0)

Respectfully Submitted,

Jac Zader



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: April 8, 2019
SUBJECT: Newcomer. The applicant is seeking certified survey map approval for a two-lot land division for the property located at 11361 W. Freistadt Road.

Applicant:	Lisa and Zach Newcomer
Status of Applicant:	Owner
Requested:	Final Land Division Approval
Existing Use:	Residential
Existing Zoning:	R-1 Rural Residential (5 Acres) OA Agricultural Overlay C-2 General Conservancy FW Floodway
Lot size:	61.551 acres
Location:	11361 W. Freistadt Road
Tax Key:	14-019-02-006.00
District:	#3

Background:

The applicant is requesting approval for a two-lot division of property located at 11361 W Freistadt Road. The land division would create two lots; Lot 1 is 18.977 acres and Lot 2 is 42.574 acres.

Zoning District Standards and Site Conditions:

The proposed certified survey map is consistent with the current zoning designation of R-1, requiring a five (5) acre minimum lot size and 300 minimum average lot width and depth. The proposed dwelling on Lot 1 meets the setback and offset requirements of the district.

Site Conditions:

A single-family dwelling is proposed for Lot 1. There are no structures proposed on Lot 2 at this time. The owner intends to maintain ownership of both lots and is only requesting the land division per their lender's request. Access to Lot 1 is shown off Freistadt Road. A shared access agreement is required to allow access to Lot 2 from Lot 1. As a condition of approval, a shared access agreement shall be approved by the City Attorney prior to recording of the CSM.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Lot 1 and Lot 2 contain frontage on Freistadt Road. The CSM includes 50-feet of right-of-way (ROW) dedication on Freistadt Road to the City of Mequon. This is consistent with the ultimate road ROW plan.

There is a stream that runs through the property approximately 660 feet south of Freistadt Road. There is an existing driveway along the west side of Lot 1. The driveway on Lot 1 includes a culvert at the stream crossing. The existing driveway shall serve as the dry land access for both Lot 1 and 2; therefore, a shared access agreement is required and the CSM shall include a deed restriction precluding access along the frontage of Lot 2 at Freistadt Road. No driveway access will be allowed to Freistadt Road to serve Lot 2 or any future divisions of Lot 2.

Wetlands and floodplain appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources (WDNR) is required for Lot 1. The WDNR surface water data viewer and aerial photos were used to confirm that wetlands may be present. The wetland delineation for Lot 2 will be required at the time of building permit, should Lot 2 ever be developed. The CSM shall show the wetland delineation and setbacks for Lot 1 and indicate that there was no delineation completed for Lot 2.

Other Technical Corrections:

Engineering will provide a full technical review of the CSM.

Staff Recommendation:

Planning staff recommends approval of the land division subject to the following conditions:

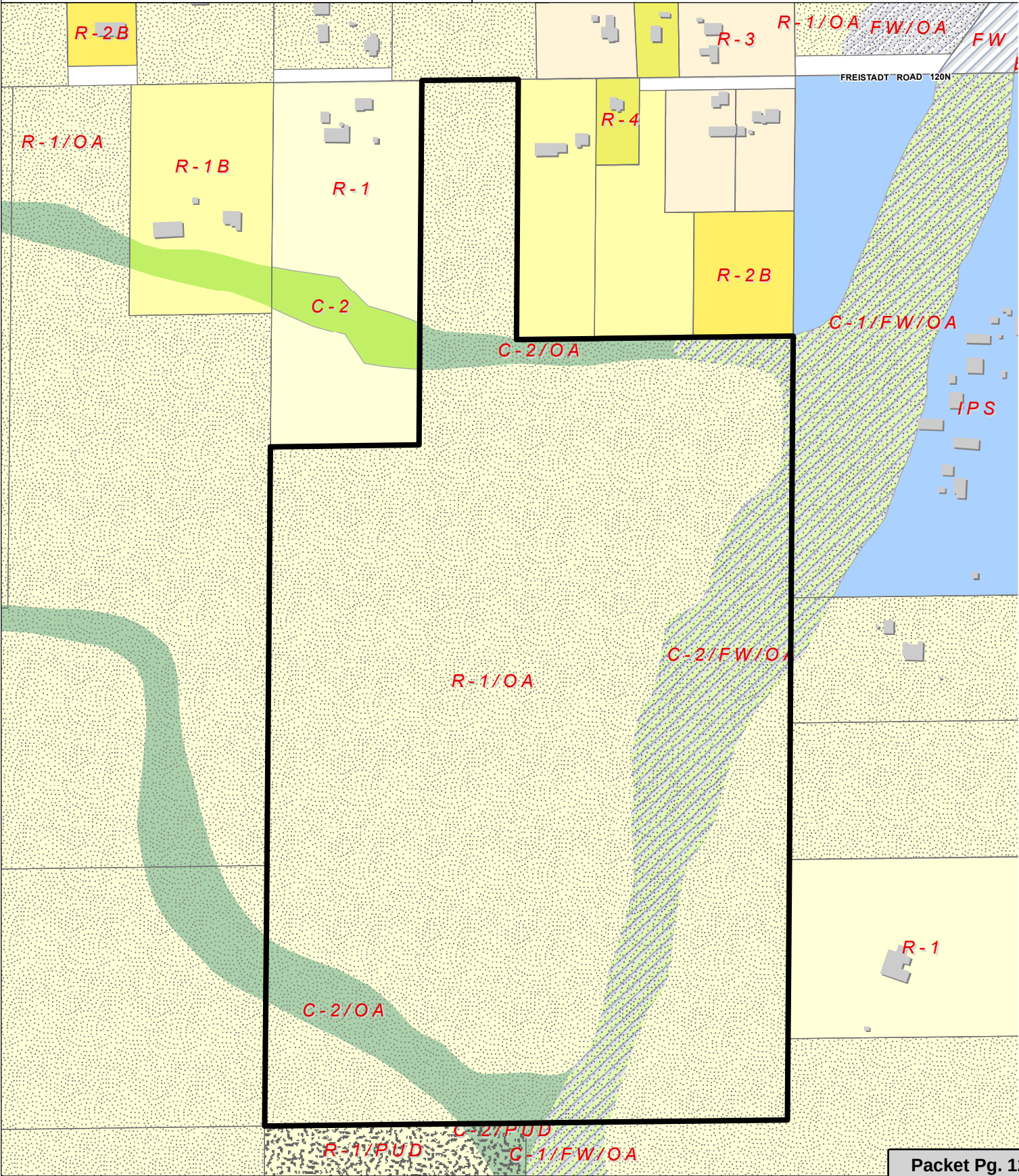
1. The applicant shall make any technical corrections to the final CSM.
2. Compliance with the Tree Preservation Ordinance.
3. A shared access agreement shall be approved by the City Attorney prior to recording of the CSM. The shared access shall be described on the face of the CSM.
4. The CSM shall include a deed restriction precluding access along the frontage of Lot 2 at Freistadt Road. No driveway access will be allowed to Freistadt Road to serve Lot 2 or any future divisions of Lot 2.
5. Applicant shall provide the wetland delineation report and add the wetland boundary to the face of the CSM, including applicable setbacks.
6. Applicant shall add the notation that no wetland delineation was completed for Lot 2, but one is required prior to building permit.
7. Final staff review and approval of CSM.
8. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:
Packet (PDF)

Newcomer

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

2.a.a



Attachment: Packet (4015 : Newcomer)

PLANNING COMMISSION APPLICATION

City of Mequon, 11333 North Cedarburg Road 60W, Mequon, WI 53092

LOCATION OF PROPERTY:

11361 W. Freistadt Road
Mequon, WI 53097

Tax key number: 14-019-02-006.00

OWNER:

Lisa and Zach Newcomer

2648 N. 74th St.
Wauwatosa, WI, 53213
414-232-2349
lisamnewcomer@gmail.com

TYPE OF REVIEW REQUESTED: (MLD) Minor Land Division = CSM approval

DESCRIPTION OF REQUEST:

We are requesting a land split solely because our lender requires a new tax ID number for a parcel of land smaller than 20 acres in order for us to close on our new construction loan. Our intentions are to build our home (and possibly some outbuildings in the future) and live on this full 61.79 acres indefinitely.

If there is anything we can do to help expedite this request to get the new tax ID number, please let us know. We are hoping to close on our loan and break ground as soon as possible especially in order to transition our kids into the local schools at the start of the school year.

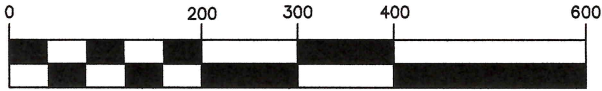
Thank you for your assistance!



Attachment: Packet (4015 : Newcomer)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND ALL OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
OF SECTION 19, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



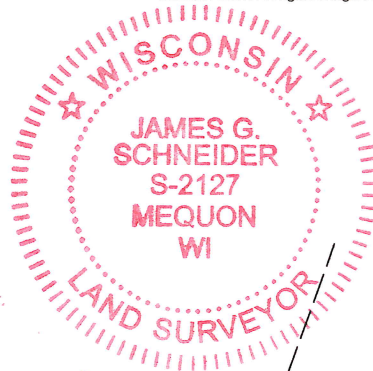
SCALE 1" = 200'

SETBACK NOTE :

FRONT YARD = 100.0'
REAR YARD = 30.0'
SIDE YARD = 30.0'



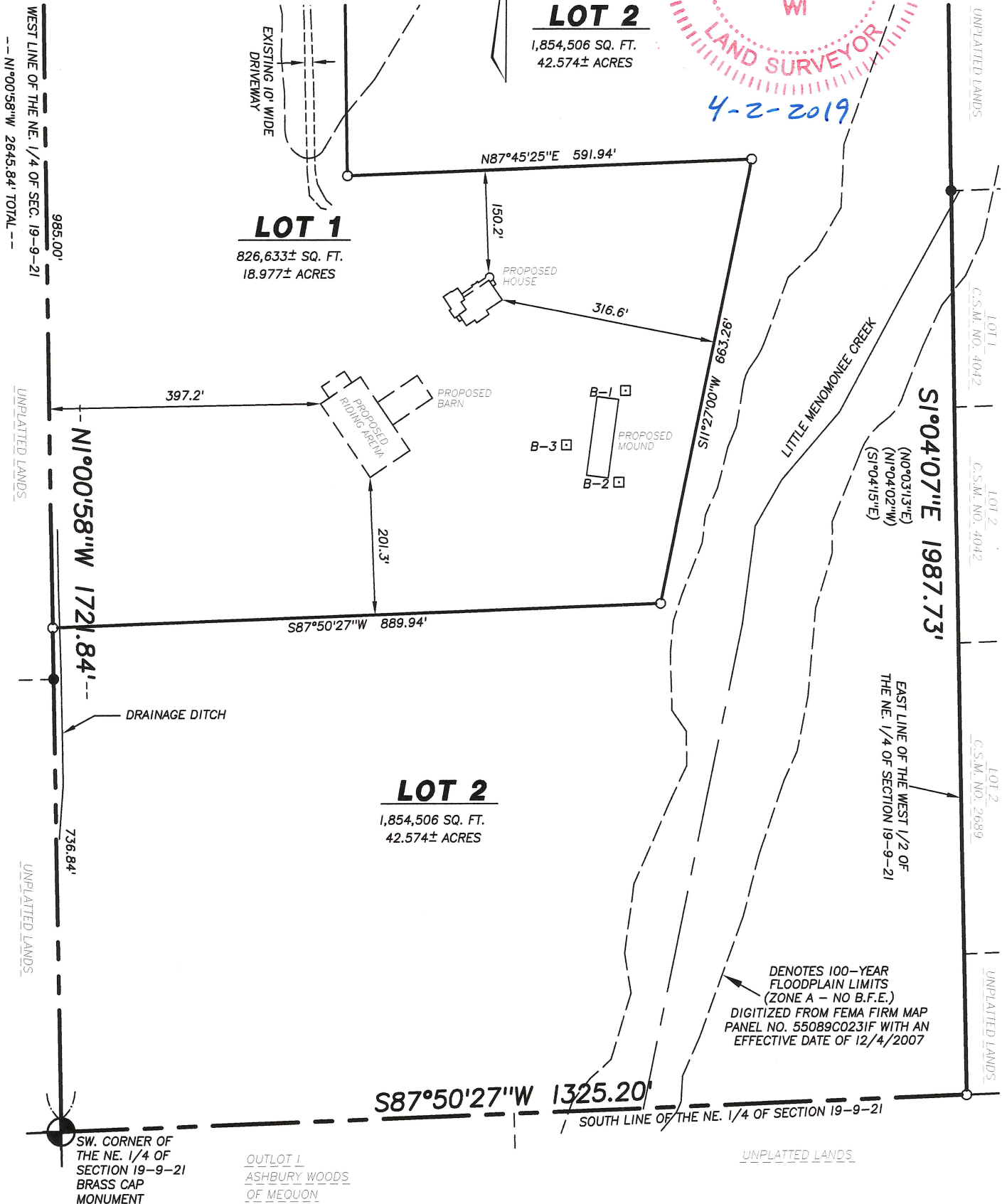
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net



LOT 2
1,854,506 SQ. FT.
42.574± ACRES

LOT 1
826,633± SQ. FT.
18.977± ACRES

LOT 2
1,854,506 SQ. FT.
42.574± ACRES



CERTIFIED SURVEY MAP NO. _____

*PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND ALL OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 9 NORTH,
RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.*

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of the Northwest 1/4 of the Northeast 1/4, and all of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 19; thence N87°45'25"E along the North line of said 1/4 Section, said line also being the centerline of Freistadt Road, 376.20 feet to the point of beginning of lands to be described; thence continuing N87°45'25"E along the North line of said 1/4 Section, 245.37 feet to a point in the West line of lands described in Warranty Deed, recorded in the Ozaukee County Register of Deeds Office on 3/20/1972, as Document No. 246143; thence S1°04'07"E along said West line, 660.00 feet to a point; thence N87°45'25"E and parallel to the North line of said 1/4 Section and along the South line of said deeded lands and the South line of Certified Survey Map No. 3074, 701.25 feet to a point in the East line of the West 1/2 of the Northeast 1/4 of said Section 19, said point also being the Southeast corner of Lot 4 of Certified Survey Map No. 3074; thence S1°04'07"E along said East line and along the West line of Certified Survey Map No. 4042 and along the West line of Certified Survey Map No. 2689, 1,987.73 feet to a point in the South line of the Northeast 1/4 of said Section 19; thence S87°50'27"W along the South line of said 1/4 Section and along the North line of "Ashbury Woods of Mequon", 1,325.20 feet to the concrete monument marking the Center of said Section; thence N1°00'58"W along the West line of said 1/4 Section, 1,721.84 feet to a point in the South line of lands described in Warranty Deed, recorded in the Ozaukee County Register of Deeds Office on 08/28/2015, as Document No. 1022950; thence N87°45'25"E and parallel to the North line of said 1 /4 Section along said South line 376.20 feet to a point in the East line of said deeded lands; thence N1°00'58"W and parallel to the West line of said 1 /4 Section along said East line, 924.00 feet to the point of beginning.

Said lands containing 61.83 acres of land, more or less.

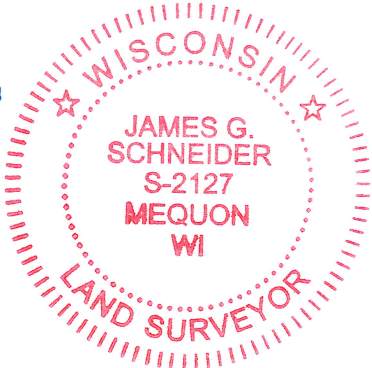
That I have made such survey, land division, and plat at the direction of Zachary S. Newcomer and Lisa M. Newcomer, OWNERS of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Section 236.34 of the Wisconsin Statutes and the requirements of the City of Mequon.

James G. Schneider S-2127

3-11-2019



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND ALL OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 9 NORTH,
RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

WE, Zachary S. Newcomer and Lisa M. Newcomer, OWNERS, do hereby certify: THAT
We have caused the lands described in the foregoing certificate of James G. Schneider,
Surveyor, to be surveyed, divided, mapped and dedicated.

Witness Zachary S. Newcomer

Witness Lisa M. Newcomer

WITNESS the hand and seal of said OWNERS on this ____ day of _____
20__.

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__
Zachary S. Newcomer and Lisa M. Newcomer, to me known to be the persons who
executed the foregoing certificate and acknowledged the same.

Notary Public My Commission expires _____

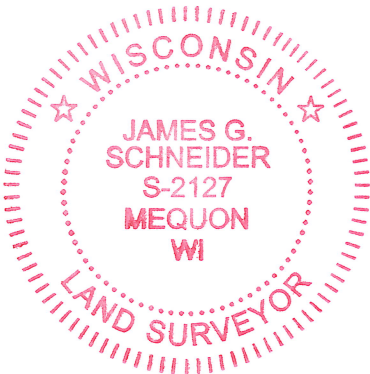
CITY OF MEQUON PLAN COMMISSION APPROVAL
APPROVED by the City of Mequon Plan Commission on this _____ day of
_____ 20__.

Chairman Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL
I certify that this Certified Survey Map was approved under Resolution File No.
_____, adopted by the Common Council of Mequon on _____, and
does hereby accept the dedication of road right of way for Freistadt Road as depicted on
face of this map.

City Clerk Mayor

This instrument was drafted by James G. Schneider



3-12-2019

Attachment: Packet (4015 : Newcomer)



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: April 8, 2019
SUBJECT: Gabor Design for Kelly & Mike Grebe. The applicant is seeking setback waiver approval for a proposed 210 sq. ft. portico addition at the front of the existing house for the property located at 11417 N. Spring Avenue.

Applicant:	Gabor Design
Status of Applicant:	Agent
Requested:	Setback Waiver
Existing Zoning:	R-4 (Residential ¾ Acre)
Existing Land Use Plan:	Residential1-1.5 Acres
Lot size:	1.2 acres
Location:	11417 N. Spring Avenue
Tax Key:	#14-092-11-060.00
District:	#3

Background:

The applicant is seeking setback waiver approval to allow for a porch addition to an existing dwelling for the property located at 11417 N Spring Avenue. The existing dwelling and the proposed addition are non-conforming to the side yard setback. The proposed porch addition is 210 square feet and does not encroach further into the south setback than the existing structure.

Setback Exception:

The Zoning Ordinance allows exceptions to the setback requirement with Planning Commission approval. The ordinance is intended to provide greater flexibility in allowing more reasonable expansion of non-conforming structures. According to the code, additions to existing buildings which lack the required setback may be allowed if the following is met:

1. The addition is setback at a distance at least equal to the existing building setback,
2. The Planning Commission determines that the addition will neither impede any likely public improvements nor cause any hardship, inconvenience or diminution in value to any adjacent properties and,
3. The Planning Commission further determines that the addition will be harmonious with neighborhood properties.

The property is located in the R-4 district along a local street, which requires a setback of 50 feet from the ultimate road right-of-way. The existing house has a south side yard setback of 27.29 feet from Division Street which does not meet the required setback. The proposed addition would be setback 34.44 feet from the south property line. The addition is located outside of the ultimate right-of-way and should not impede any public improvements nor create a public safety issue. The proposed addition should be harmonious with neighboring properties; other structures along Division Street do not meet the required 50 foot setback. The proposed addition will not

create a negative visual impact along the public road due to the fact it is set back at a distance further than the existing structure.

Staff Recommendation:

Planning staff recommends **approval** of the building addition within the required side yard setback based on the following condition(s):

1. Staff approval of final site, floor and elevation plans.
2. Architectural Review Board approval of the addition.

Attachments:

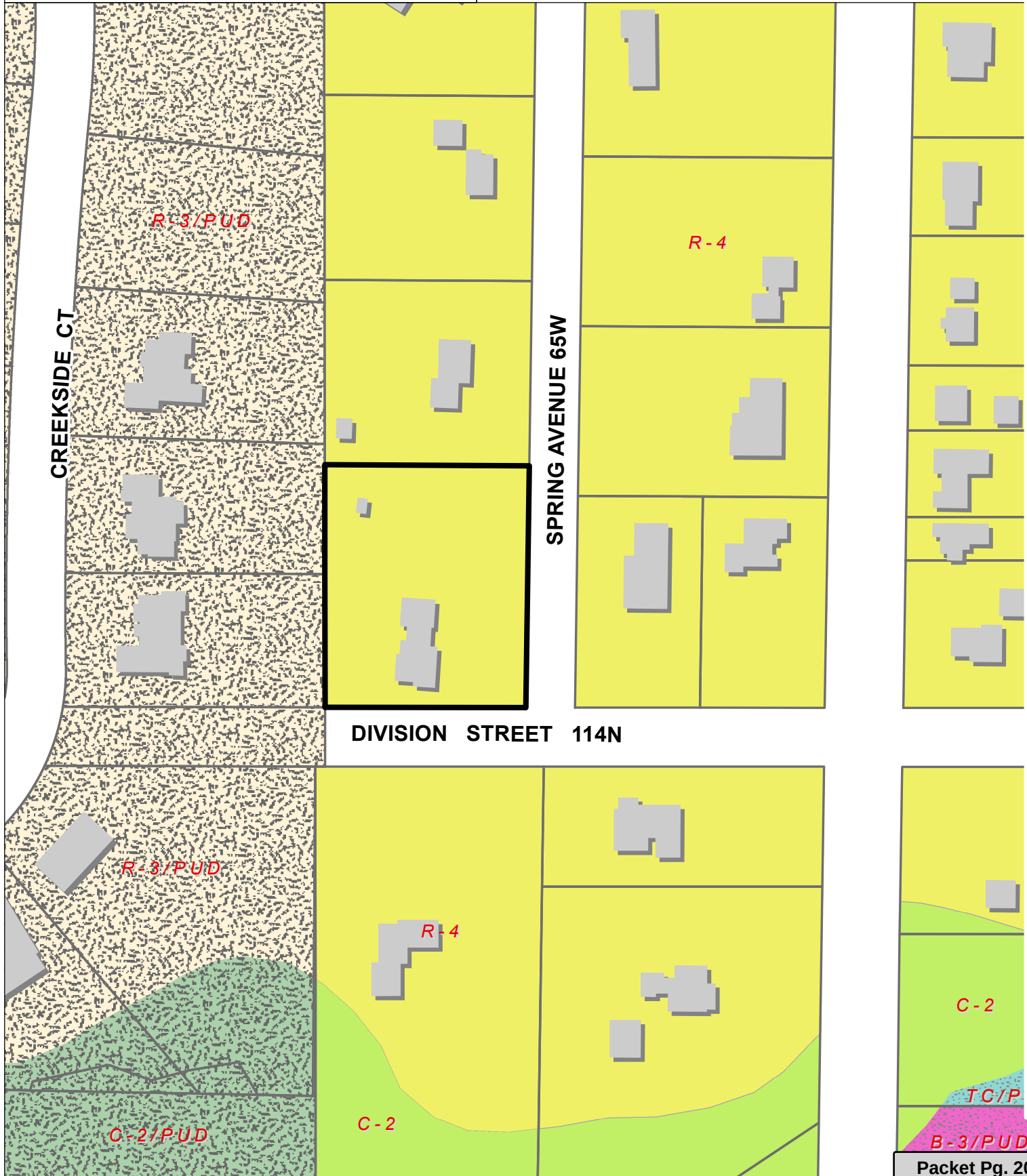
Packet (PDF)

Gabor Design for Mike & Kelly Grebe

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.b.a



Attachment: Packet (4016 : Gabor Design for Kelly & Mike Grebe)

Gabor Design Build

Building Integrity by Design



Statement of Intent

Grebe Portico Remodel

11417 N. Spring Avenue
Mequon, WI 53092

The home owners (Michael and Kelly Grebe) and the contractor (Gabor Design Build) propose to remodel the existing house as follows:

The contractor is to build a new portico addition at the front of the house, approximately 30'-0" wide x 7'-0" deep (210 SqFt). The proposed portico will have open column and flat roof structure and red paver brick surface over concrete foundation. The existing concrete stoop will be removed.

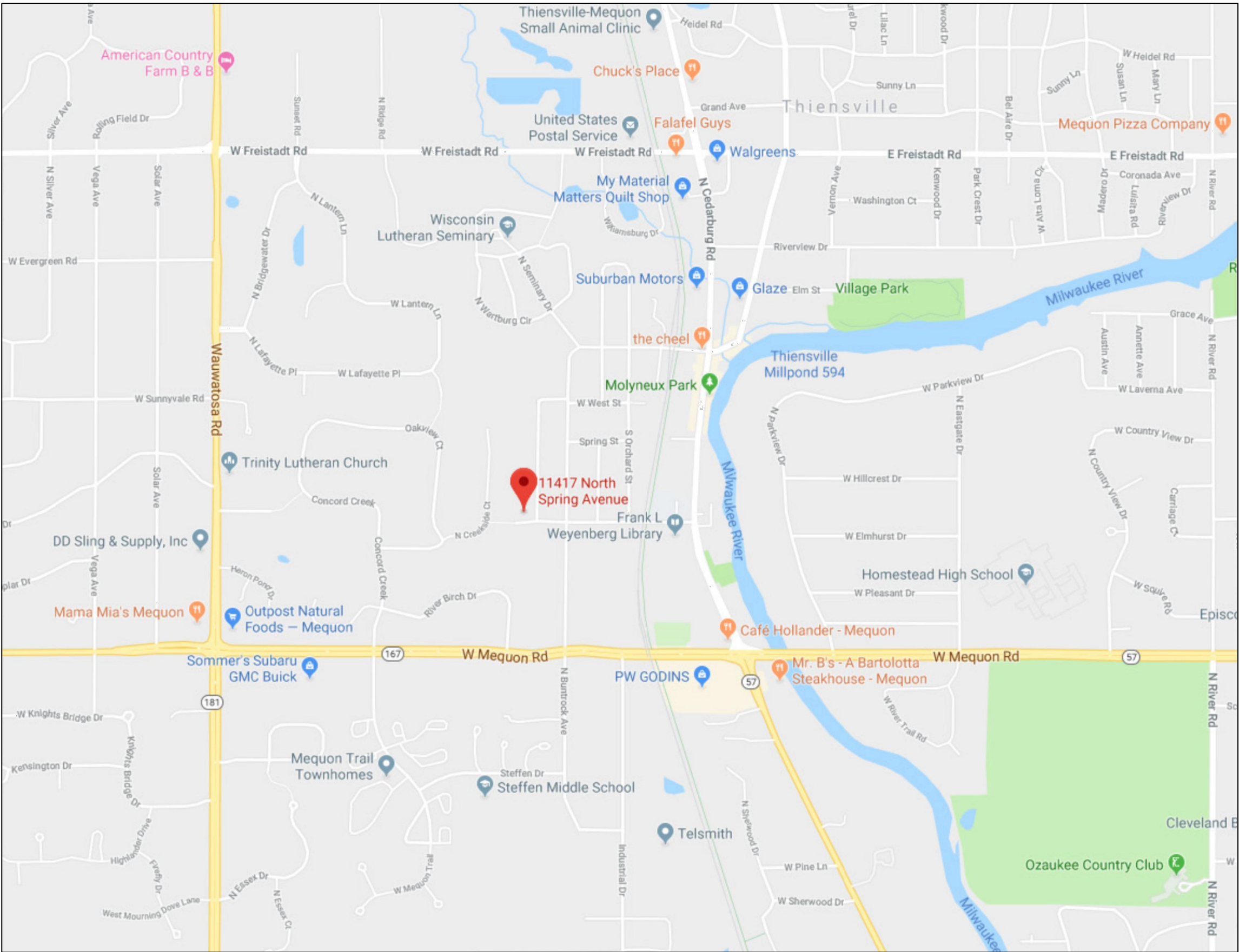
Attachment: Packet (4016 : Gabor Design for Kelly & Mike Grebe)

GREBE PORTICO REMODEL

11417 N. SPRING AVENUE
MEQUON, WI 53092

DRAWING LIST

- 1 TITLE SHEET
- 2 PORTICO PLAN
- 3 EXTERIOR ELEVATIONS
- 4 EXTERIOR ELEVATIONS
- 5 SECTION DETAILS
- 6 SECTION DETAILS



CONSTRUCTION SET
FEBRUARY 21, 2019

PRELIMINARY		2.b.a
1	CONSTRUCTION SET - FEB. 21, 2019	
2		

GREBE PORTICO REMODEL

11417 N. SPRING AVENUE
MEQUON, WI 53092

W156 N11238 PILGRIM RD.
GERMANTOWN, WI 53022

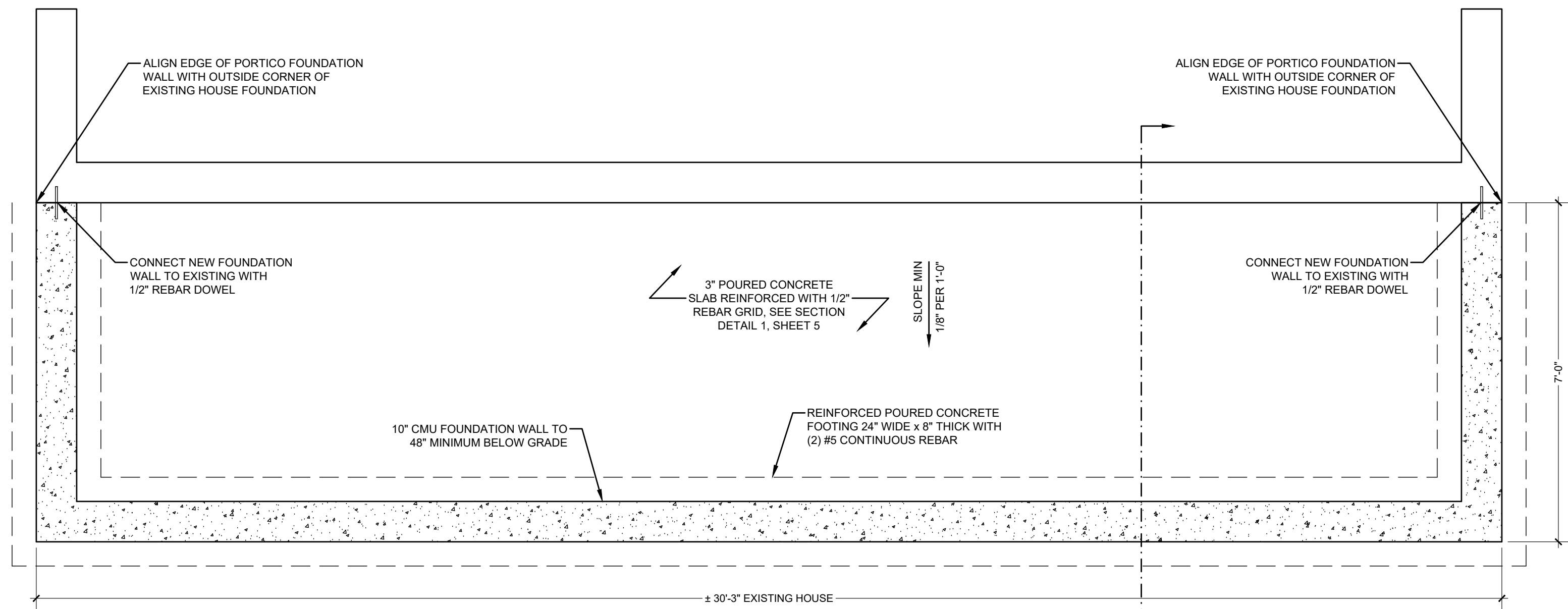
PHONE: (414) 797-0488



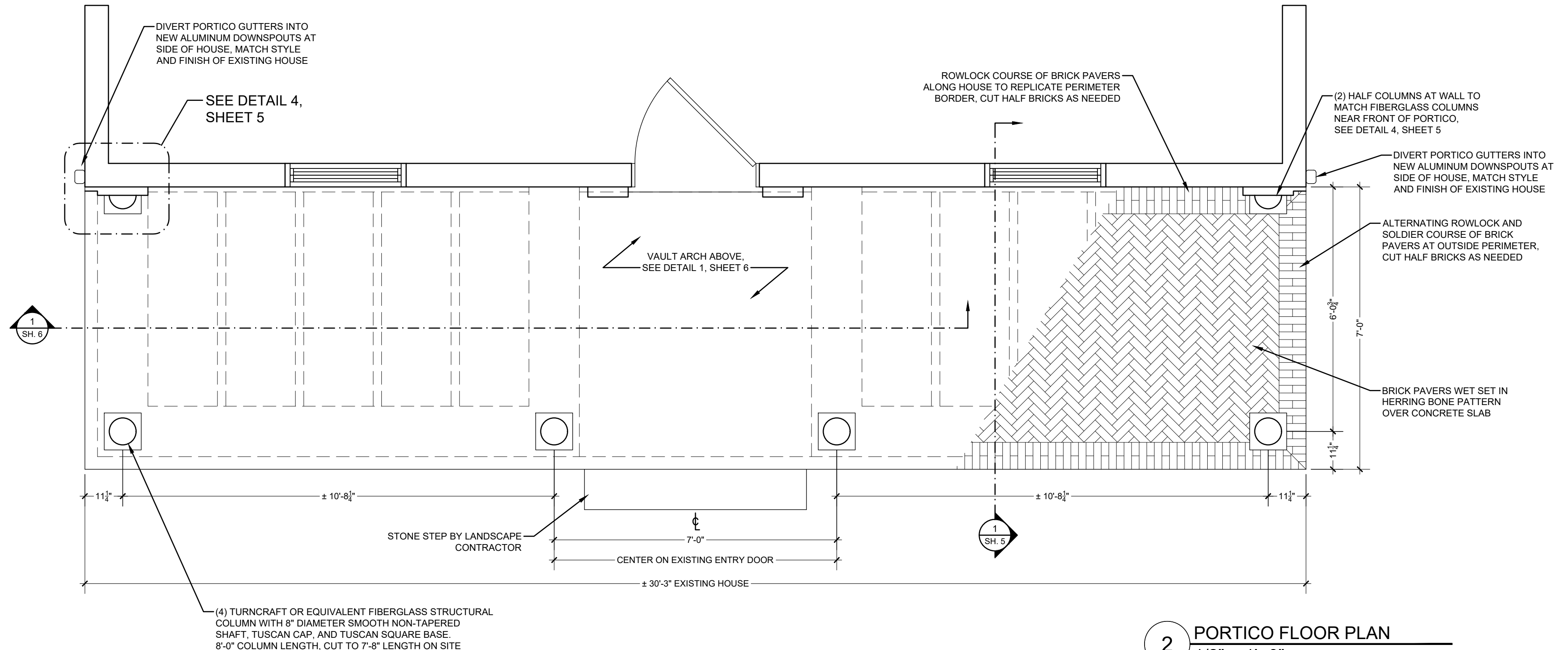
DRAWN BY: C.D.

FEB. 21, 2019

1



1 PORTICO FOUNDATION PLAN
1/2" = 1'- 0"



2 PORTICO FLOOR PLAN
1/2" = 1'- 0"

PRELIMINARY	CONSTRUCTION SET - FEB. 21, 2019
1	2

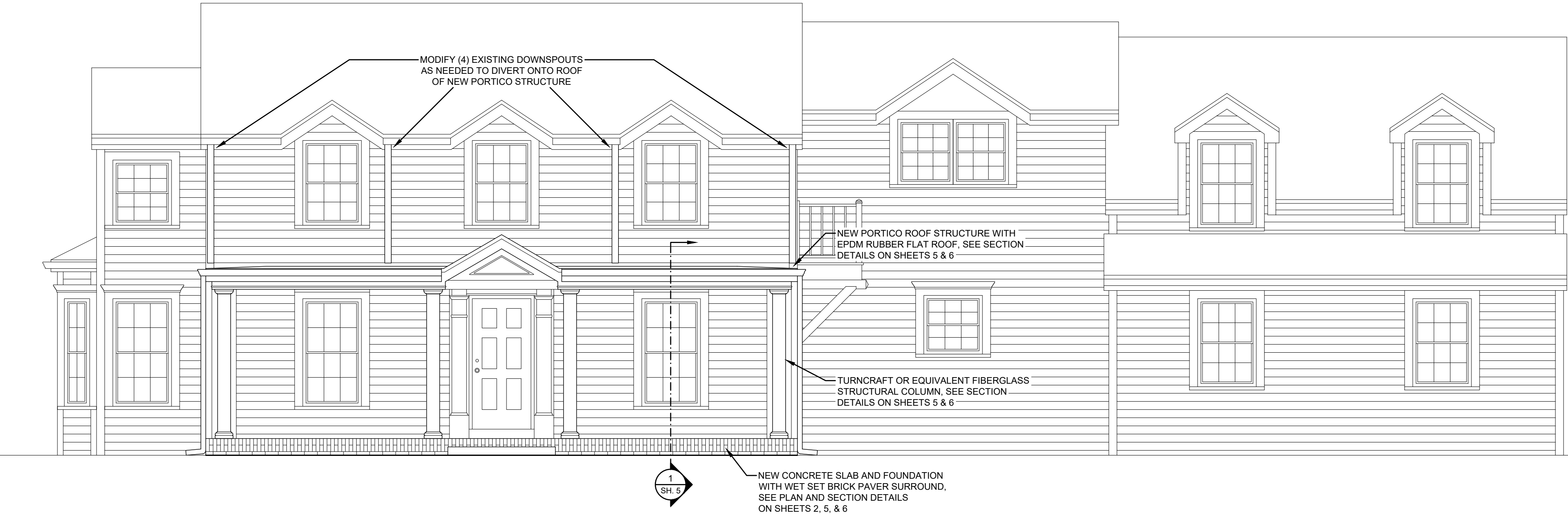
GREBE PORTICO REMODEL
11417 N. SPRING AVENUE
MEQUON, WI 53092

W156 N11238 PILGRIM RD.
GERMANTOWN, WI 53022
PHONE: (414) 797-0488



DRAWN BY: C.D.
FEB. 21, 2019

2



1 EAST ELEVATION
1/4" = 1'- 0"



2 SOUTH ELEVATION
1/4" = 1'- 0"

1	PRELIMINARY
2	CONSTRUCTION SET - FEB. 21, 2019

GREBE PORTICO REMODEL
11417 N. SPRING AVENUE
MEQUON, WI 53092

W156 N11238 PILGRIM RD.
GERMANTOWN, WI 53022
PHONE: (414) 797-0488



DRAWN BY: C.D.
FEB. 21, 2019



1 NORTH ELEVATION AT MAIN HOUSE
1/4" = 1'- 0"



2 NORTH ELEVATION AT GARAGE
1/4" = 1'- 0"

1	PRELIMINARY
2	CONSTRUCTION SET - FEB. 21, 2019

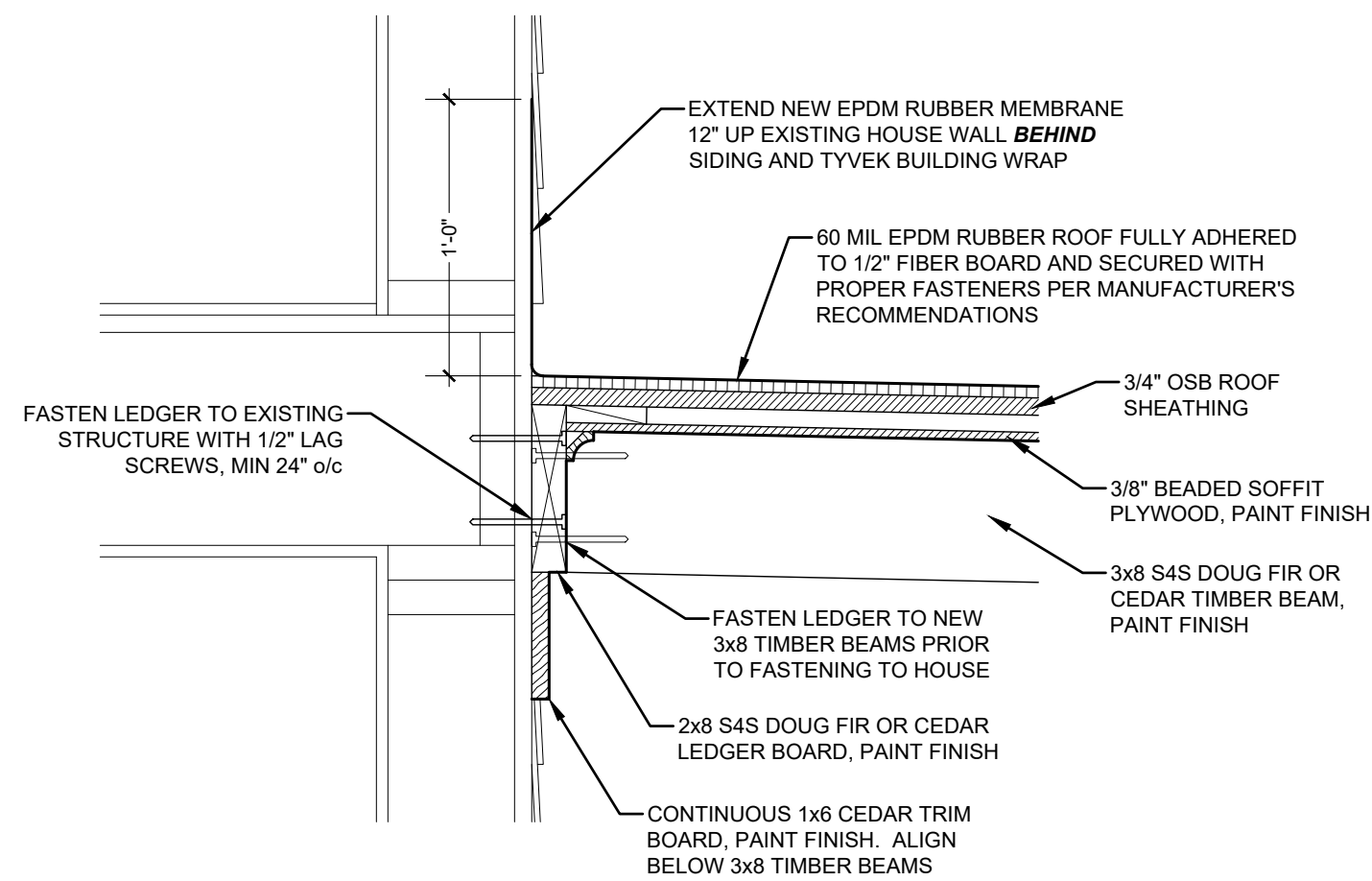
GREBE PORTICO REMODEL
11417 N. SPRING AVENUE
MEQUON, WI 53092

W156 N11238 PILGRIM RD.
GERMANTOWN, WI 53022
PHONE: (414) 797-0488

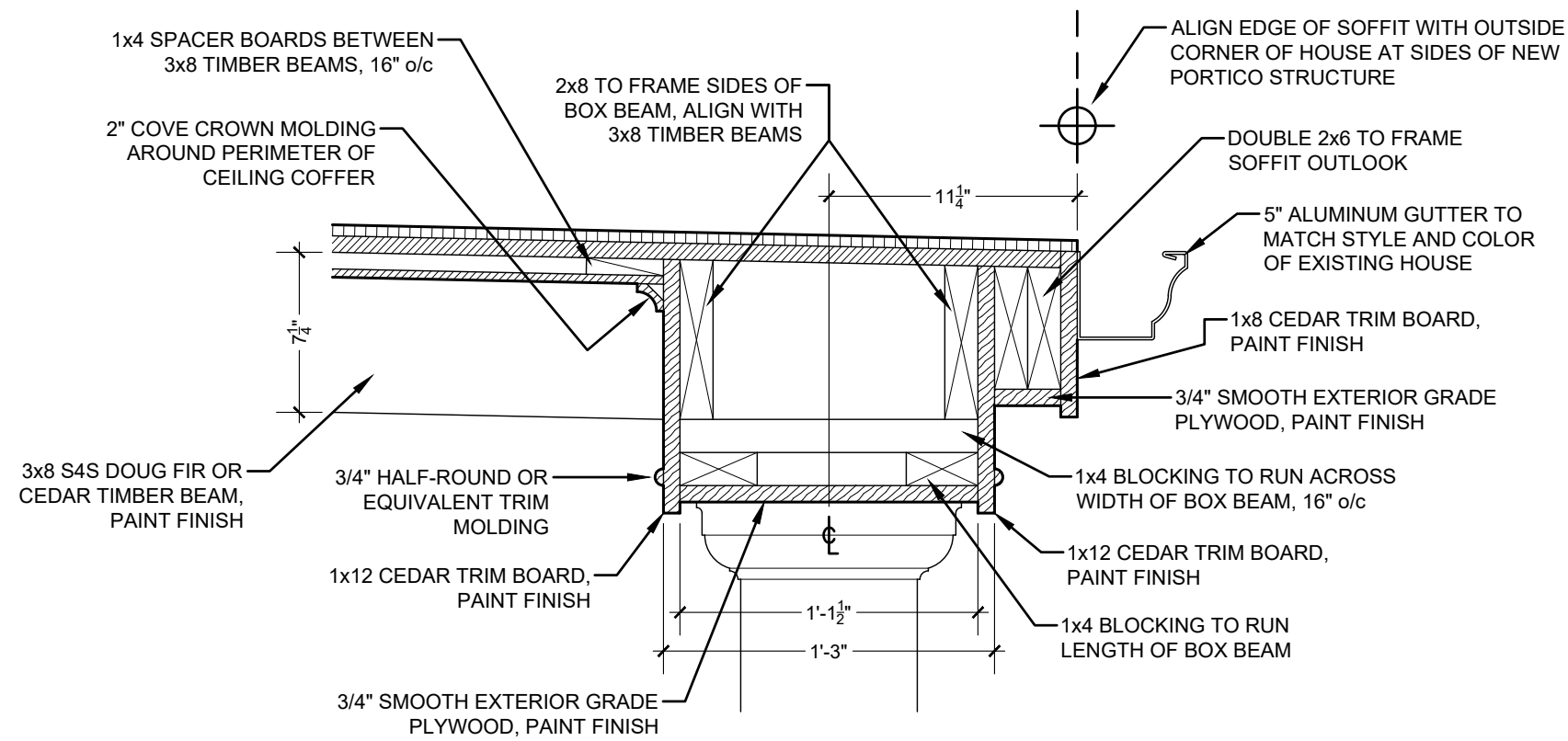


DRAWN BY: C.D.
FEB. 21, 2019

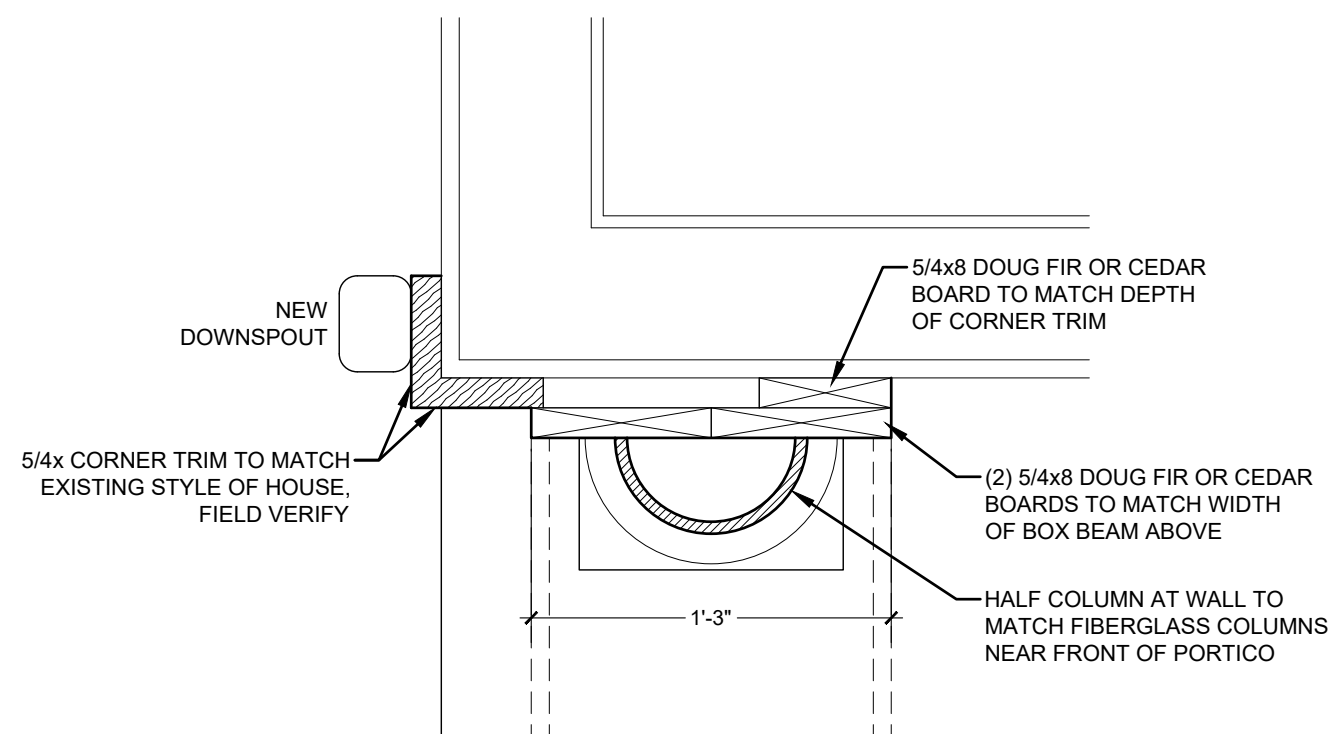
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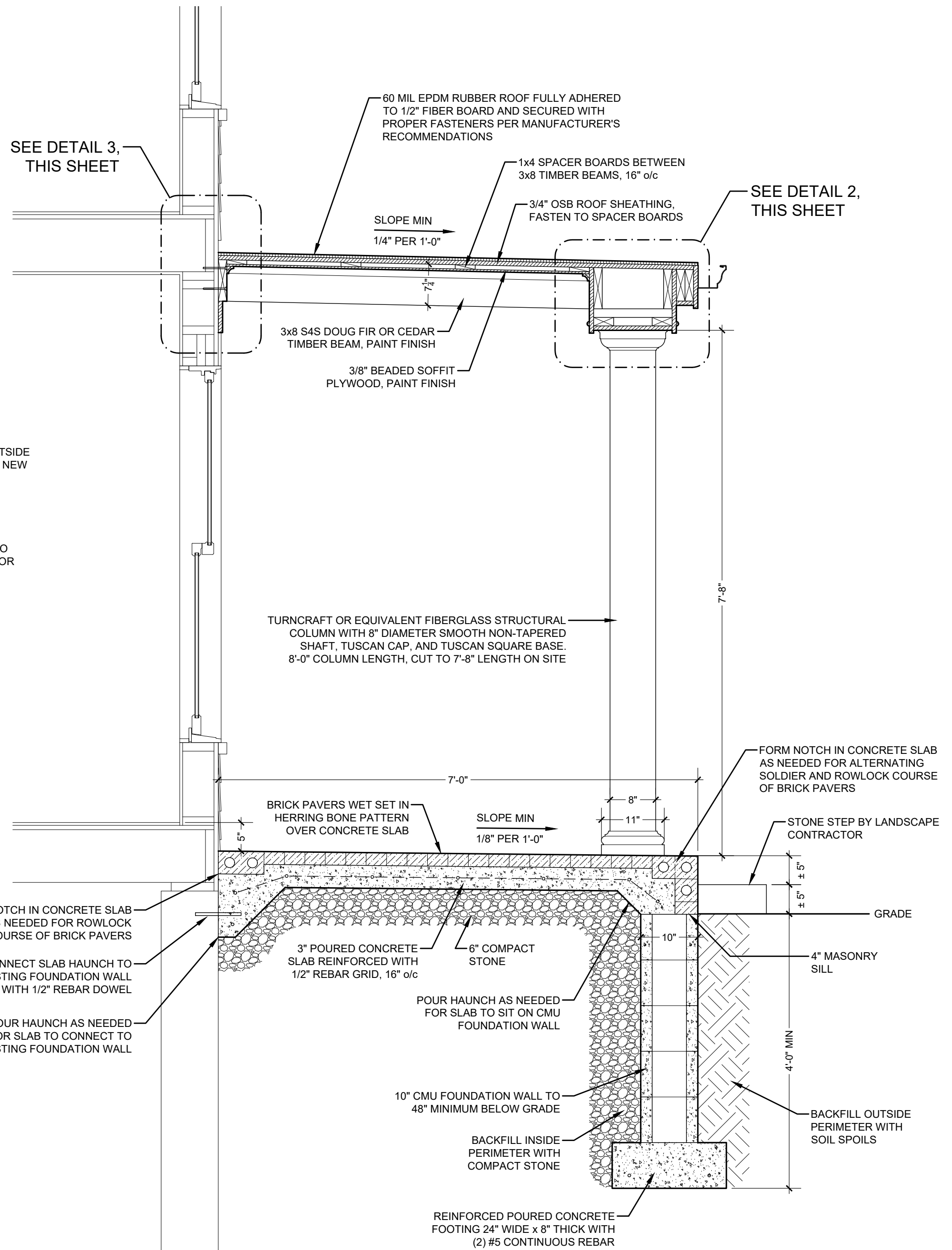
2 LEDGER CONNECTION DETAIL
1-1/2" = 1'- 0"



3 PERIMETER BOX BEAM DETAIL
1-1/2" = 1'- 0"



4 HALF COLUMN PLAN DETAIL
1-1/2" = 1'- 0"



1 PORTICO SECTION DETAIL
3/4" = 1'- 0"

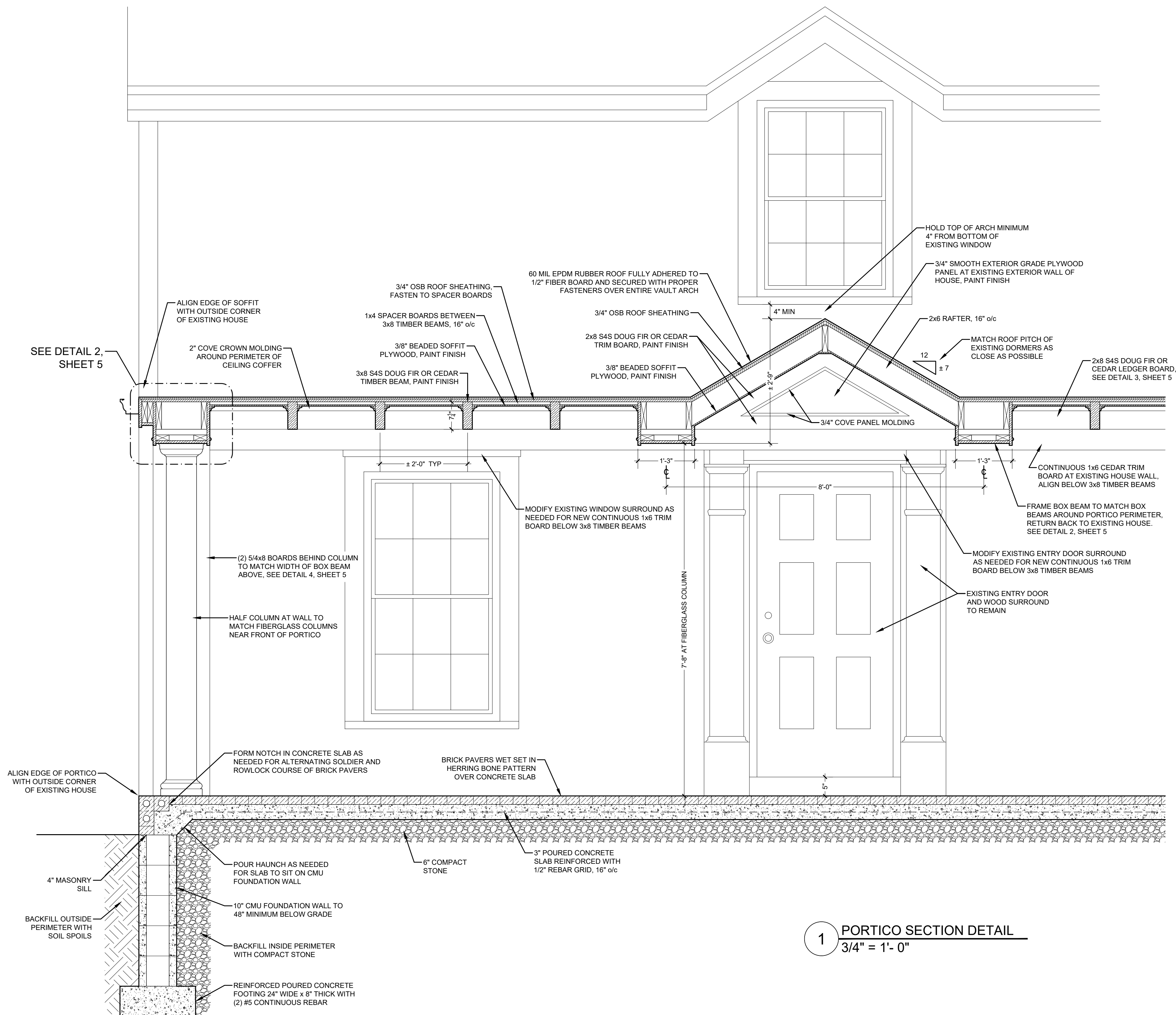
PRELIMINARY	CONSTRUCTION SET - FEB. 21, 2019
1	2

GREBE PORTICO REMODEL
11417 N. SPRING AVENUE
MEQUON, WI 53092

W156 N11238 PILGRIM RD.
GERMANTOWN, WI 53022
PHONE: (414) 797-0488



DRAWN BY: C.D.
FEB. 21, 2019



1 PORTICO SECTION DETAIL
3/4" = 1'- 0"

PRELIMINARY

CONSTRUCTION SET - FEB. 21, 2019

1

2

GREBE PORTICO REMODEL

11417 N. SPRING AVENUE

MEQUON, WI 53092

W156 N11238 PILGRIM RD.
GERMANTOWN, WI 53022

PHONE: (414) 797-0488

DRAWN BY: C.D.
FEB. 21, 2019

PLAT OF SURVEY

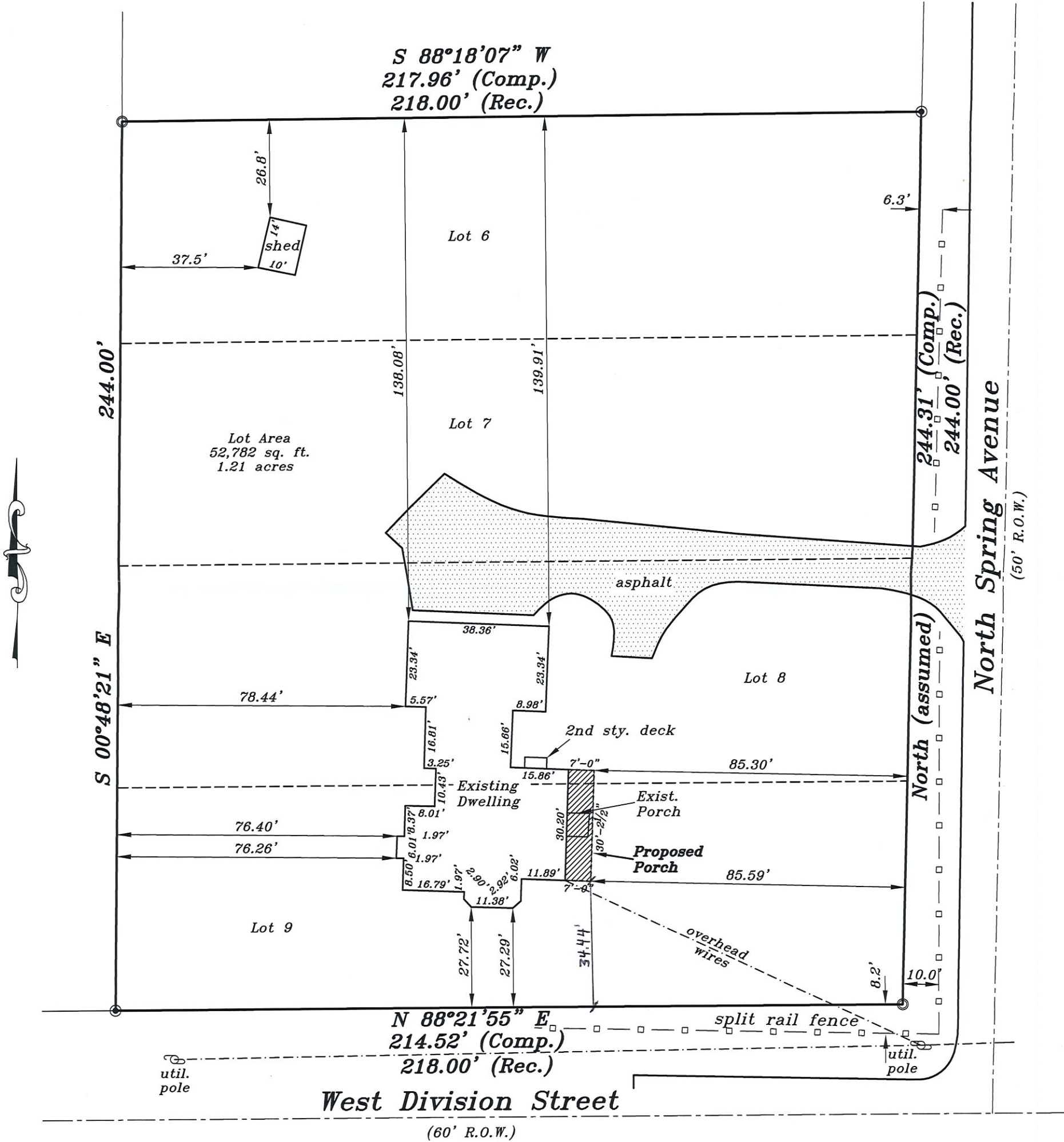
LOCATION: 11417 North Spring Avenue, Mequon, WI

LEGAL DESCRIPTION:

Lot 6, 7, 8, and 9 in Block 11 in THE THEINSVILLE REALTY COMPANY'S PLATTED ADDITION, in the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, in the Town of Mequon, (Now the City of Mequon), Ozaukee County, Wisconsin.

February 18, 2019
February 20, 2019 Added Proposed Porch (Not Staked)

Survey No. 110382



METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

● — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED
Dennis C. Sauer
Professional Land Surveyor S-2421



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: April 8, 2019
SUBJECT: MSI General for Quality Auto Body. The applicant is seeking expansion of non-conforming use, building and site plan amendment and sign waiver approval for renovations to the interior and exterior of the building for the property located at 11065 N. Cedarburg Road.

Applicant:	Eric Neumann
Status of Applicant:	Agent
Requested:	Expansion of a Non-Conforming Use Building and Site Plan Amendment Sign Waiver
Existing Use:	Auto Repair
Existing Zoning:	Town Center (TC)
Land Use Plan:	Town Center (TC)
Lot size:	.50 acres
Location:	11065 N. Cedarburg Road
Tax Key:	#14-050-04-080.00
District:	#6

Background:

The applicant is requesting building and site plan amendment, sign plan waiver and expansion of a non-conforming use for an auto body shop at 11065 N Cedarburg Road. The parcel was granted a conditional use grant for an auto body shop in 1970 and has been in operation since. The parcel was rezoned in 2008 to TC (Town Center) which does not permit uses associated with an auto repair shop. Section 58.64 of the zoning code classifies a non-conforming use as an Exempted Use and allows for the expansion of these uses subject to Planning Commission approval.

Exempted Use:

According to the Code, the enlargement, expansion, or intensification of a nonconforming use may be allowed by the Planning Commission following a public hearing duly noticed and held by the Planning Commission, provided that the Planning Commission shall review, determine and set forth the following in writing with its approval:

- (1) Such enlargement, expansion, or intensification is consistent with the public interest; and
- (2) Such enlargement or extension will not have a deleterious effect on property in the surrounding neighborhood due to visual appearance, increased pedestrian or vehicular traffic, noise, smoke, odor, or other similar factors.

In this case, the applicant is proposing to purchase the property and make improvements to the existing auto repair shop beyond 50% of its current assessed value. The property has been used

for auto body repair since 1970. The proposed improvements should not have a negative impact to the surrounding area. Staff believes the proposed changes to the building are an improvement and share details consistent with the Town Center design guidelines (see Building Plan Amendment). In addition to the building changes, the applicant is also proposing additional landscaping and parking lot islands which will improve the appearance of the site from Cedarburg Road.

Building Plan Amendment:

The proposed building plan design includes the addition of metal wall panels, lap siding and aluminum storefront windows. The additional windows on the east and north elevation along with the new canopy and entranceway are a vast improvement to the building design and are in line with the following goals of the Town Center:

- *Each principal use shall have at least one entrance clearly defined with architectural features facing the public street.*
- *In addition to the required windows and principle entrance, the front facade shall include architectural features which emphasize it as the front facade*
- *All retail storefront windows shall promote natural surveillance into the building.*

In addition to these improvements, the applicant is also proposing to paint the existing concrete block portion of the building to match the new metal wall panels.

Site Plan Amendment:

The site plan amendment includes replacing a portion of the asphalt parking lot at the front of the building, adding two landscape islands and restriping the parking lot. The added islands will reduce the parking lot entry and create a better delineation between the parcel and Cedarburg Road. While the changes are relatively minor, they will be a significant improvement to the look of the parcel from the public road.

Lighting Plan:

The applicant is proposing to add a number of wall packs around the building. The wall packs are full cutoff in accordance with the lighting code. The dispersion plan shows light trespass levels at the property line that exceed the code requirement. As a condition of approval staff will require that the light level at the property be reduced to achieve compliance with the code. The plan also shows six decorative gooseneck wall sconces on the east elevation that will accentuate the entranceway and the wall signage.

Landscape Plan:

The applicant has added two landscaped islands to the front of the parking lot. The plan includes one street tree along the north property line. The proposed Honeylocust is shown to be installed at 2" diameter. The code requires all street trees to be a minimum of 3" at the time of planting. Staff will add this as a condition of approval.

Site Compliance:

Staff performed a site compliance inspection as part of the application. The inspection identified a dumpster at the rear of the site that is not screened from view. As a condition of approval, staff will require the applicant to install a dumpster enclosure prior to receiving an occupancy permit.

Sign Waiver:

The proposed plan shows three wall signs for the building. There are wall signs shown on the east and north façade and a painted sign on the smokestack. For a single tenant building, the code allows one wall sign that does not exceed 2.5 percent of the wall area. In addition to the quantity of signs, the applicant is also requesting a waiver to the size of the signs. Based on the area of the

north elevation, the code allows the sign to be no greater than 12.65 square feet. The east elevation would allow for a sign to be no greater than 18.5 square feet. Both proposed signs are shown at 27 square feet. The sign on the smokestack is shown at 44 square feet. The applicant feels that two wall signs are warranted because of the orientation of the building and the desire to capture southbound traffic on Cedarburg Road.

This request is similar to the request made by Associated Bank on Port Washington Road. As with the Associated Bank request, staff does not support the waiver for the two wall signs. Staff believes the applicant has other options to provide visibility to traffic in both directions. In the Town Center zoning district, the applicant has the option of a projecting sign. This type of sign would provide maximum visibility to traffic in both directions. If the applicant prefers the wall sign design, staff would not support the waiver for both signs. With regard to the size of the wall sign, staff is supportive of the waiver on either the north or east elevation. The size and shape of the building only permits a relatively small sign size. If the building was multi-tenant, the code would allow the signs to up 30 square feet in area. The 27 square foot sign is at an appropriate size and scale when compared to the overall building size.

The applicant is proposing a sign on the smokestack similar to the sign for St. Paul's Fish Company. Staff is supportive of the sign provided the same ghosting technique is used. This aesthetic feature will help identify the parcel as part of the overall Town Center district.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Access to the site is provided through an existing driveway location on Cedarburg Road (STH 57). This section of Cedarburg Road is the jurisdiction of the Wisconsin Department of Transportation (WisDOT). Approval for the driveway access, or any modifications thereof, is required from WisDOT.

The site is located within the City's sewer service area and connection to the public utility is required. There is currently sanitary sewer service and water service available on the site. No additional services are expected as part of the project.

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that there are likely no wetlands present.

The site proposes land disturbance greater than 4,000 square feet, therefore a City erosion control permit is required. The land disturbance is less than an acre and a WDNR WRAPP permit is not required.

The site proposes a reduction in impervious surface and site disturbance of less than an acre therefore does not require a stormwater management plan (SWMP).

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review.

Staff Recommendation:

Planning staff recommends approval of the building and site plan amendment, expansion of a non-conforming use, and sign waiver subject to the following condition(s):

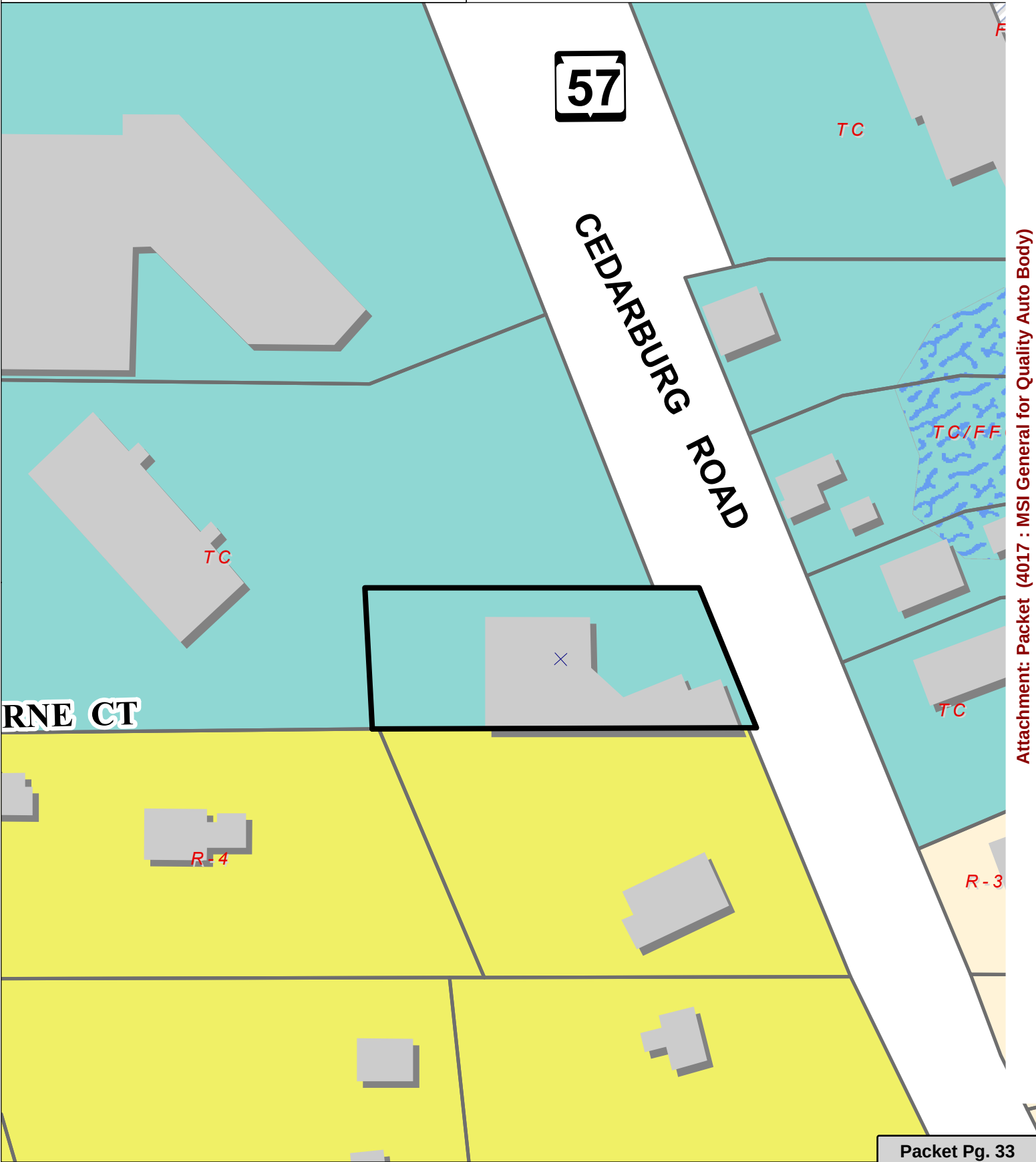
1. Staff review and approval of final building and elevation plans.
2. No outdoor storage of junk vehicles or car parts.

3. The dumpster shall be screened with an enclosure to be reviewed and approved by staff.
4. The lighting plan shall be updated to show light trespass levels in compliance with the lighting code.
5. The proposed Honey Locust shall be 3” in diameter at planting.
6. There shall be one wall sign located on either the north or east elevation not exceeding 27 square feet.
7. The smokestack sign design shall be modified to incorporate the ghosting technique. The applicant shall submit final plans for staff review and approval.
8. All ground-level and rooftop mechanical equipment shall be well screened from public view with screening or landscaping.
9. Engineering Division review and approval of grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
10. Approval for the driveway access, or modifications thereof, is required from WisDOT.
11. Application for and approval of a City Erosion Control Permit, subject to applicable fees.
12. Application for and approval of a City Filling and Excavation Permit, subject to applicable fees.

Attachments:
Packet (PDF)

MSI General for Quality Auto Body

AC	Arrival Corridor	LTD	Limited Use	3.a.a
A-1	Agricultural Preserve	OA	Agricultural Overlay	
A-2	General Agricultural	PUD	Planned Unit Development Overlay	
B-1	Neighborhood Business	P-1	Park & Recreation	
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)	
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)	
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)	
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)	
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)	
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)	
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)	
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)	
CGO	Central Growth Overlay	RM	Multi-Family Residential	
FFO	Flood Fringe Overlay	TC	Town Center	
FW	Floodway	TDR	Transfer of Development Rights	
IPS	Institutional & Public Service			



Attachment: Packet (4017 : MSI General for Quality Auto Body)



Design Build
Since 1957

March 13, 2019

Mr. Jack Zader, Planner
City of Mequon
11333 N. Cedarburg Road 60 W
Mequon, WI 53092

RE: Quality Auto Body
Amport Facility
11065 N. Cedarburg Road

Dear Jack:

Please see our Application, Plans and necessary details for the proposed renovation and signage for the current Amport building. This building will be purchased Quality Auto Body and remodeled, by MSI General.

Included with this application is the Owner's Plan of Operation and Application for Occupancy as we believe they will take over the building before the work relative to this project is completed and would like to be in operation June 1st. We have also included the note on the plan commission application form that we believe at this point that the work associated with this rehab will be more than 50% of the current value of the building. Finally, we have requested signage per the attached documents which we believe will instigate a signage waiver review process. We ask if there is any additional information or forms that we need to submit as part of this application.

We thank you for your and Kim Tollefson's time meeting with us to go this project scope and look forward to your review of these plans, as well as comments or notifications of any items that might be missing or needed in order to maintain the desired April 8th plan commission agenda date.

Most sincerely,

MSI GENERAL CORPORATION

Eric J. Neumann
Vice President – Sr. Project Executive

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

262.367.3661

Fax 262.367.7390

www.msigeneral.com

EJN:kf

Encls.

C: Steve Stys
Roxanne Stys
Anne Krogstad

Attachment: Packet (4017 : MSI General for Quality Auto Body)

Attachment: Packet (4017 : MSI General for Quality Auto Body)



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Proposal: 3/8/19
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:	
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PROJECT ADDRESS:

PROJECT NAME
QUALITY AUTO BODY
STREET ADDRESS
11065 N. CEDARBURG ROAD
CITY/ STATE / ZIP
MEQUON, WISCONSIN

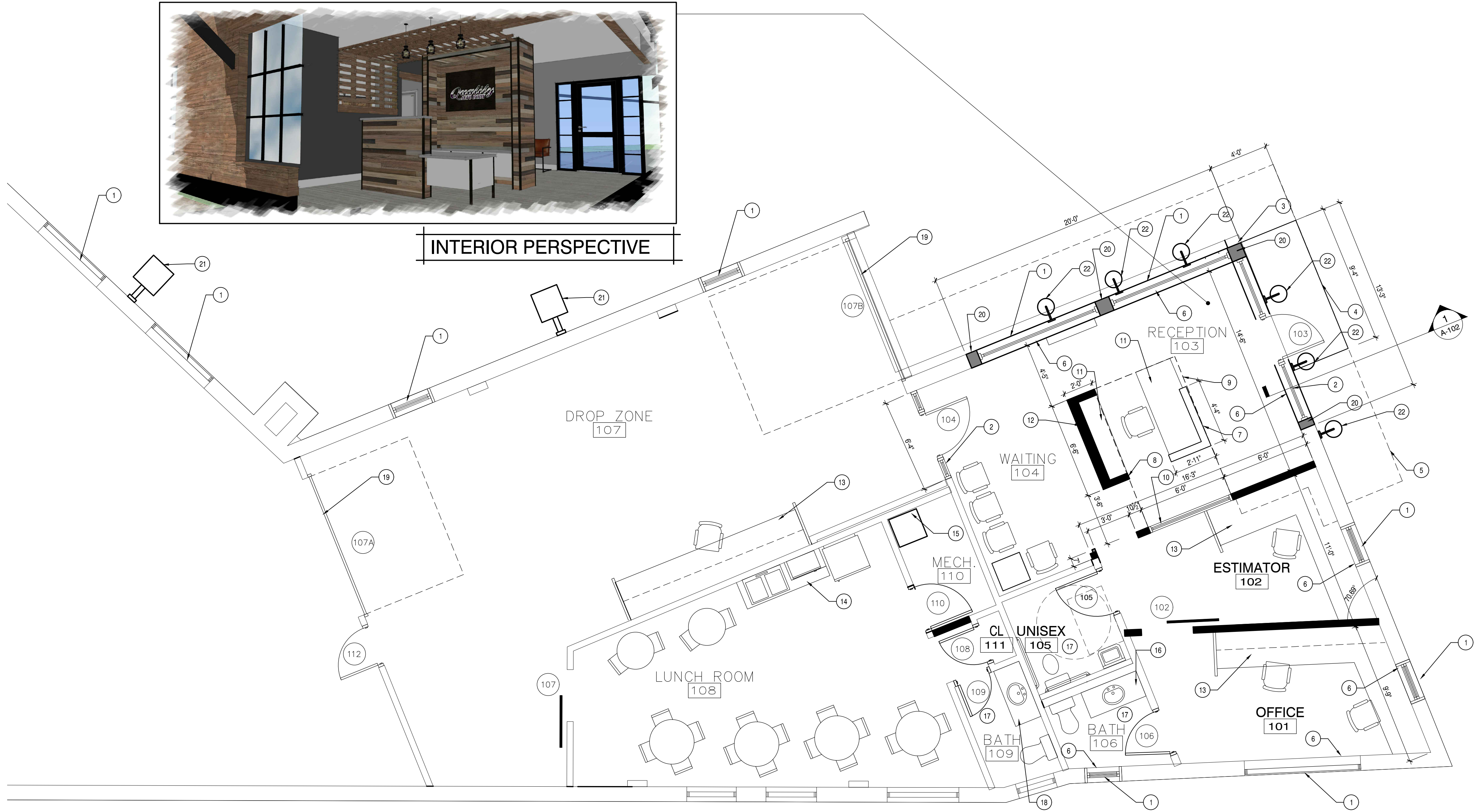
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: ANK Engineer: AGR Reviewed By: BJZ
Sheet Title:

FLOOR PLAN
Sheet Number:
A-101A
Project Number: P
P-12389

PLAN - NOTES

- 1 NEW BLACK ALUMINUM STOREFRONT WINDOW
- 2 NEW BLACK ALUMINUM STOREFRONT DOOR AND WINDOWS
- 3 2X8 STUD WALL WITH FURRING AT INTERIOR, SEE SECTION 1/A102
- 4 NEW 4" CONCRETE SLAB WITH REINFORCING OVER 4" COMPACT FILL
- 5 DASHED LINE INDICATES CANOPY ABOVE
- 6 WOOD SILL AND DRYWALL WINDOW RETURNS
- 7 4'-0" HIGH WOOD-WRAPPED HALF-WALL WITH CLEAR POWDER COATED SHEET METAL CAP, CORNERS WRAPPED IN STEEL ANGLES.
- 8 8'-0" HIGH WOOD-WRAPPED WALL WITH WING WALLS. CORNERS WRAPPED IN STEEL ANGLES. WOOD WRAPPED SOFFIT WITH RECESSED CANS AT NICHE, SEE INTERIOR PERSPECTIVE.
- 9 WOOD FRAMED SOFFIT OVER DESK AT 8'-0" WITH 3 DECORATIVE PENDANTS, SEE INTERIOR PERSPECTIVE
- 10 WOOD FRAMED OPENING IN WALL THAT WRAPS UP TO CEILING SOFFIT, SILL HEIGHT OF 5'-0", SEE INTERIOR PERSPECTIVE.
- 11 DESK WITH WHITE LAMINATE FACE AND POWDER COATED SHEET METAL TOP. STEEL ANGLE LEGS AND CORNER WRAPS. SEE INTERIOR PERSPECTIVE
- 12 NICHE IN WALL FOR TV
- 13 LAMINATE COUNTER TOPS WITH BRACKET SUPPORTS, OPEN BELOW, UPPER LAMINATE 30" TALL CABINETS
- 14 LAMINATE COUNTER TOPS LAMINATE FACE CABINETS, MICROWAVE SHELF
- 15 EXISTING HVAC LOCATION
- 16 SOLID SURFACE COUNTER WITH LAMINATE APRON OPEN BELOW WITH BRACKET SUPPORT
- 17 NEW SINK, TOILET, AND FAUCET
- 18 LAMINATE COUNTER TOP WITH LAMINATE CABINETS BELOW
- 19 REMOTE OPENER FOR GARAGE DOOR
- 20 NEW FRAMING, SEE STRUCTURAL
- 21 NEW WALL PACK LIGHTING FOR PARKING
- 22 NEW GOOSENECK LIGHTING



INTERIOR PERSPECTIVE

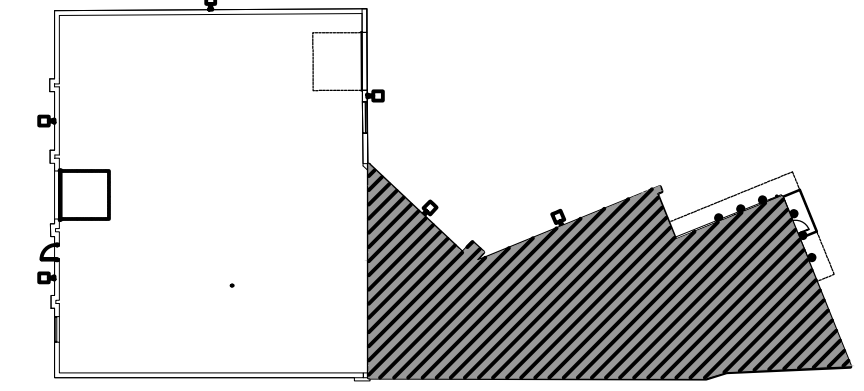
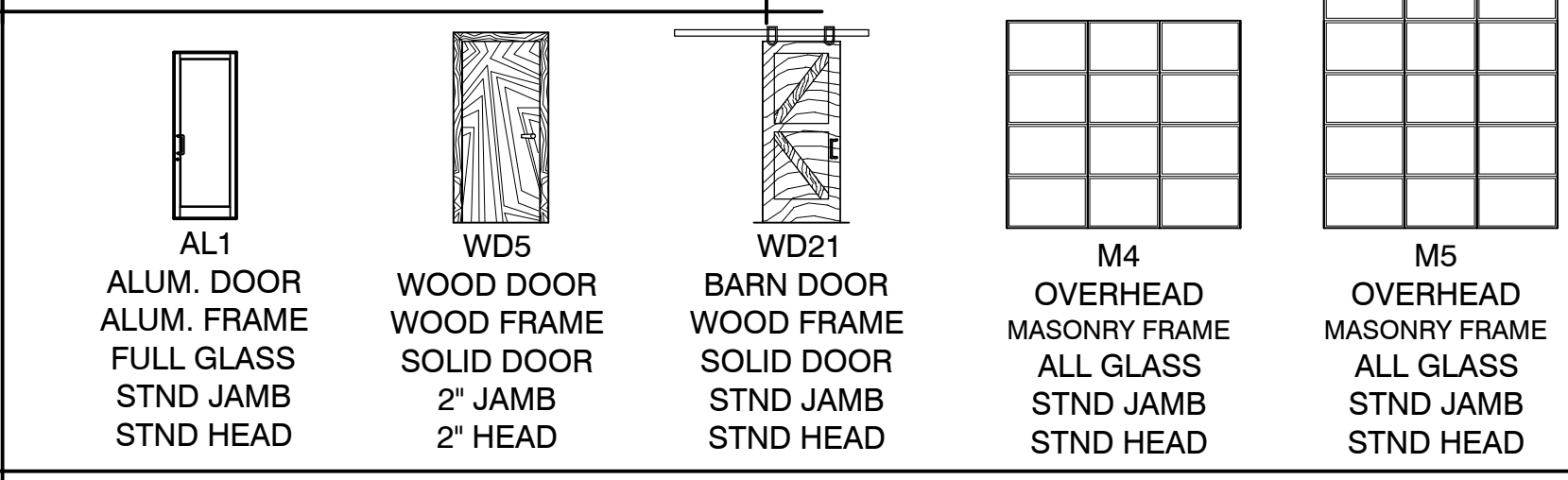
DOOR AND FRAME SCHEDULE

DOOR		SIZE		FRAME		DETAIL		LABEL	REMARKS	NUMBER
NUMBER	TYPE	PR WxH	MATERIAL	GLASS SIZE	MATERIAL	JAMB	HEAD			
102	WD21	3'-6" x 7'-0"	WOOD		HM	STND	STND	--	--	102
103	AL1	3'-0" x 7'-0"	ALUM.	FULL	ALUM.	STND	STND	--	--	103
104	AL1	3'-0" x 7'-0"	ALUM.	FULL	ALUM.	STND	STND	--	--	104
105	WD5	3'-0" x 7'-0"	WOOD		WOOD	STND	STND	--	--	105
106	WD5	3'-0" x 7'-0"	WOOD		WOOD	STND	STND	--	--	106
107	WD21	3'-6" x 7'-0"	WOOD		HM	STND	STND	--	--	107
107A	M5	10'-0" x 7'-0"	ALUMINUM	FULL	MASONRY	STND	STND	--	--	107A
107B	M5	10'-0" x 10'-0"	ALUMINUM	FULL	MASONRY	STND	STND	--	--	107B
108	WD5	2'-6" x 7'-0"	WOOD		WOOD	STND	STND	--	--	108
109	WD5	2'-3" x 7'-0"	WOOD		WOOD	STND	STND	--	--	109
110	WD5	3'-0" x 7'-0"	WOOD		WOOD	STND	STND	--	--	110
112	AL1	2'-8" x 7'-0"	ALUM.	FULL	ALUM.	STND	STND	--	--	112
112A	M5	12'-0" x 10'-0"	ALUMINUM	FULL	MASONRY	STND	STND	--	--	112A

ROOM FINISH SCHEDULE

NUMBER	ROOM NAME	FLOORING			BASE	CEILING			NUMBER
		FLOORING MAT'L	FLOORING FINISH	MAT'L CODE		MAT'L	FINISH	HEIGHT	
101	OFFICE	CONCRETE	LVT	--	LP TRIM	2X2 ACOUST. SUSP.	ACT	8'-5"	101
102	ESTIMATOR	CONCRETE	LVT	--	LP TRIM	2X2 ACOUST. SUSP.	ACT	8'-5"	102
103	RECEPTION	CONCRETE	LVT	--	LP TRIM	2X2 ACOUST. SUSP.	ACT	9'-8"	103
104	WAITING	CONCRETE	LVT	--	LP TRIM	GYP. BD.	PAINT	9'-8"	104
105	UNISEX	CONCRETE	TILE	--	TILE	EXISTING GYP. BD.	PAINT	8'-6"	105
106	BATH	CONCRETE	TILE	--	TILE	EXISTING GYP. BD.	PAINT	8'-7"	106
107	DROP ZONE	CONCRETE	EPOXY	--	EXISTING	EXISTING	PAINT	13'-2"	107
108	LUNCH ROOM	CONCRETE	EPOXY	--	VINYL	2X2 ACOUST. SUSP.	ACT	8'-6"	108
109	BATH	CONCRETE	EPOXY	--	VINYL	EXISTING GYP. BD.	PAINT	8'-6"	109
110	MECH.	CONCRETE	EPOXY	--	VINYL	EXISTING GYP. BD.	PAINT	8'-6"	110
111	CL	CONCRETE	EPOXY	--	VINYL	EXISTING GYP. BD.	PAINT	8'-6"	111
112	GARAGE	CONCRETE	---	--	---	EXISTING	--	8'-6"	112

DOOR AND FRAME TYPES

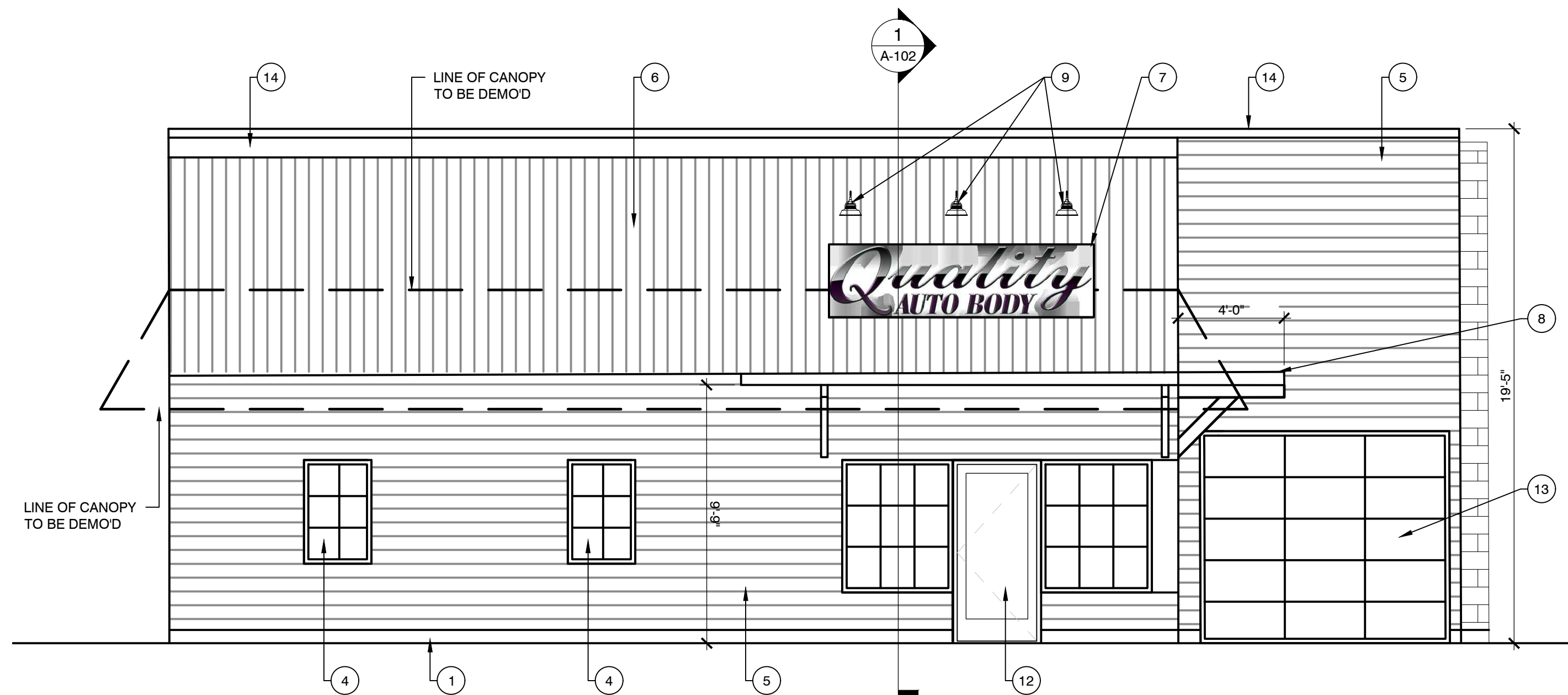


KEY PLAN N.T.S.

ENLARGED FLOOR PLAN 1/4" = 1'-0"

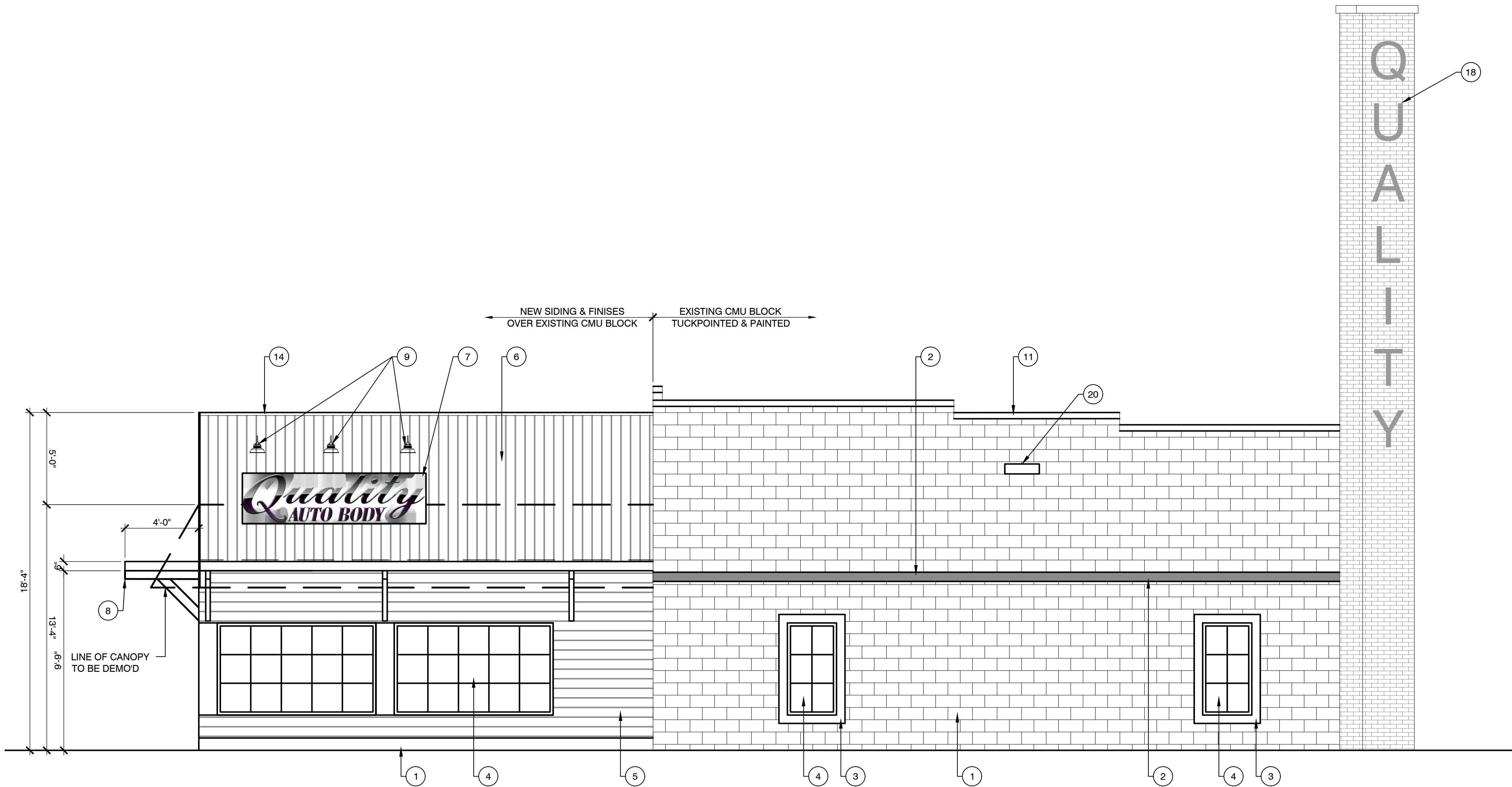


EXTERIOR PERSPECTIVE



EAST ELEVATION

1



NORTH ELEVATION

2

- 1 CMU BLOCK - PAINTED (SHERWIN WILLIAMS - COLOR TBD)
- 2 CMU BLOCK (ACCENT) - PAINTED (SHERWIN WILLIAMS - COLOR TBD)
- 3 1x6 LP SMARTSIDE TRIM - CEDAR STAIN
- 4 ALUMINUM STOREFRONT WINDOW
- 5 LP SMARTSIDE LAP SIDING - CEDAR STAIN
- 6 PREFINISHED CORRUGATED METAL PANEL - BLACK
- 7 SIGNAGE 2'-9" x 10'-0" (SEE SIGNAGE CONSULTANTS)
- 8 PREFABRICATED METAL SUN SHADE/CANOPY
- 9 GOOSENECK STYLE LIGHT FIXTURE
- 10 NOT USED
- 11 EXISTING PARAPET CAP - PAINTED (SHERWIN WILLIAMS - COLOR TBD)
- 12 ALUMINUM STOREFRONT AND DOOR SYSTEM
- 13 ALUMINUM FRAMED GLASS GARAGE DOOR
- 14 PREFINISHED PARAPET CAP TO MATCH PAINT COLOR (SHERWIN WILLIAMS - COLOR TBD)
- 15 EXISTING HM DOOR - PAINT (SHERWIN WILLIAMS - COLOR TBD)
- 16 EXISTING GLASS BLOCK TO REMAIN
- 17 FLOWER BOXES -BY OWNER
- 18 PAINTED SIGNAGE BY OTHER
- 19 EXISTING MANSARD ROOF TO BE REMOVED
- 20 NEW WALL LIGHTS



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PHONE: 262-367-3661

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Bid:

Contract:

State Submittal / Permit:

As-Built:

REVISIONS:

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PROJECT ADDRESS:

PROJECT NAME

QUALITY AUTO BODY

STREET ADDRESS

11065 N. CEDARBURG ROAD

CITY/ STATE / ZIP

MEQUON, WISCONSIN

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: ANK Engineer: AGR Reviewed By: BJJ

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-201

Project Number:

P-12389

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

Attachment: Packet (4017 : MSI General for Quality Auto Body)



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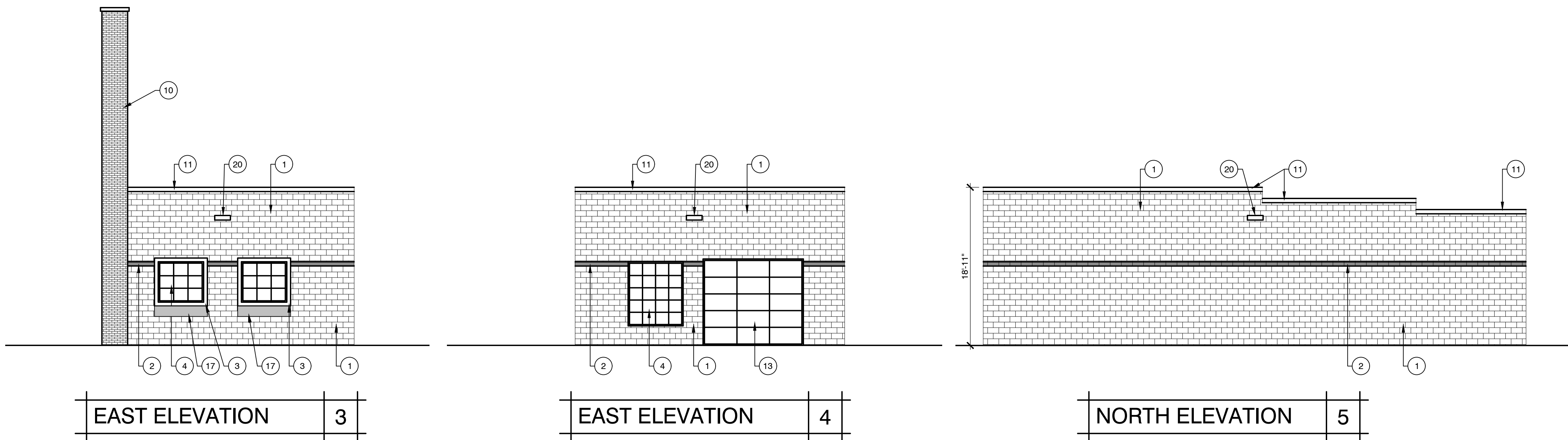
Architect: ANK Engineer: AGR Reviewed By: BJZ

Sheet Title:
EXTERIOR ELEVATIONS

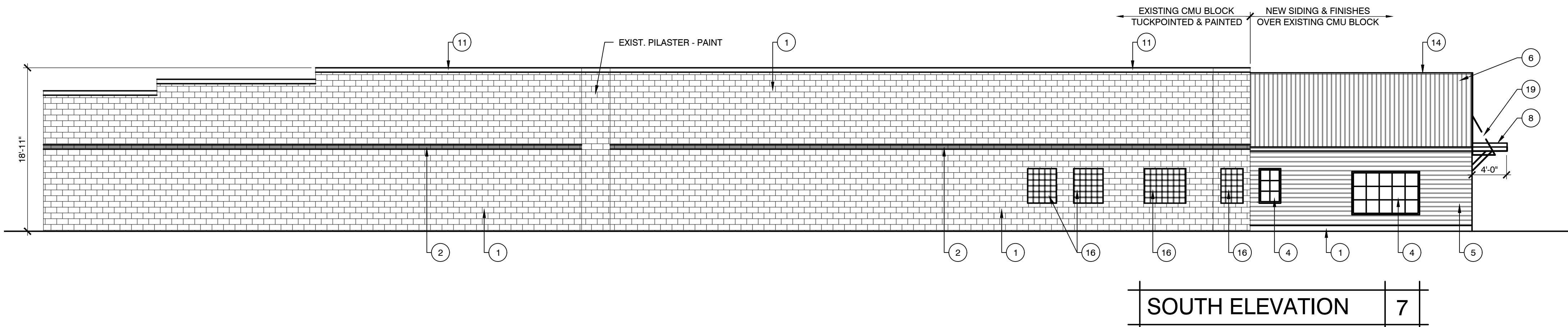
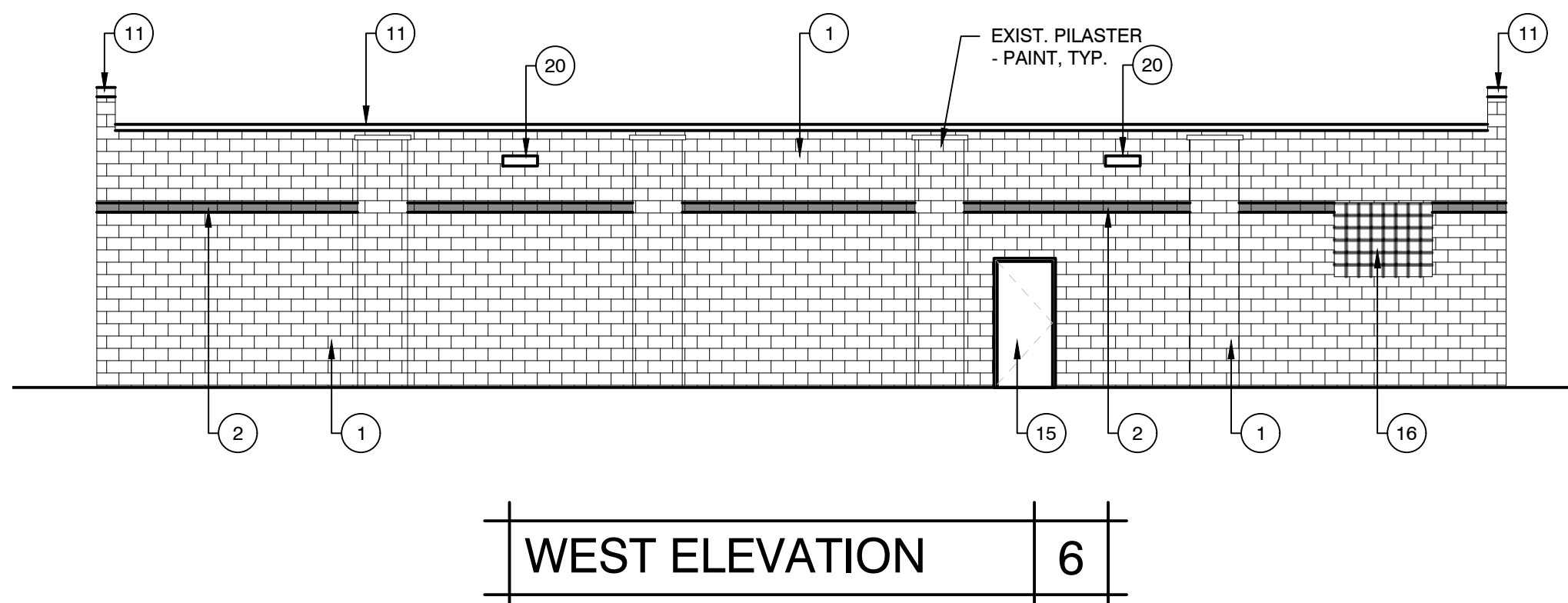
Sheet Number:
A-202

Project Number:
P-12389

- 1 CMU BLOCK - PAINTED (SHERWIN WILLIAMS - COLOR TBD)
- 2 CMU BLOCK (ACCENT) - PAINTED (SHERWIN WILLIAMS - COLOR TBD)
- 3 1x6 LP SMARTSIDE TRIM - CEDAR STAIN
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- 20 NEW WALL LIGHTS



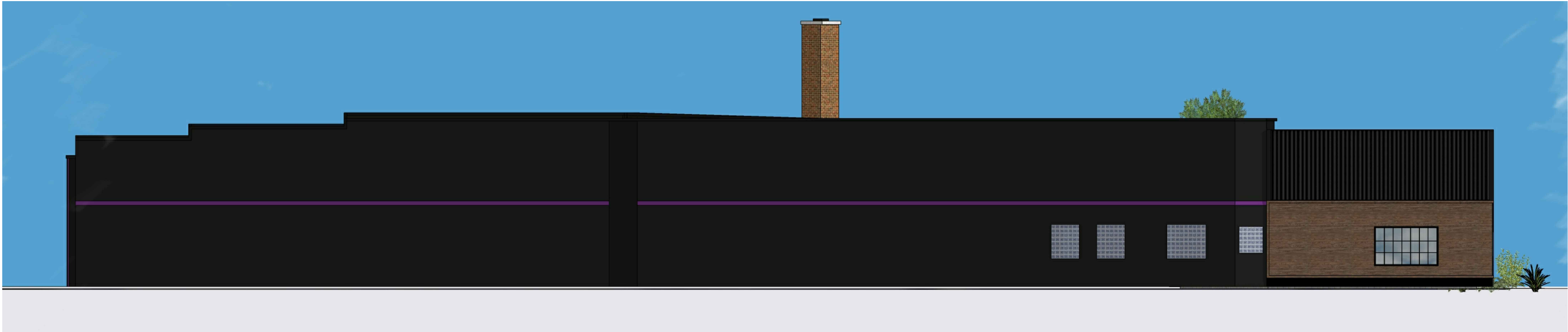
EXTERIOR PERSPECTIVE



EXTERIOR ELEVATIONS 1/8" = 1'-0"



EAST ELEVATION1



SOUTH ELEVATION1



WEST ELEVATION1



NORTH ELEVATION1

EXTERIOR ELEVATIONS 1/8" = 1'-0"



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PROJECT ADDRESS:

PROJECT NAME
QUALITY AUTO BODY
STREET ADDRESS
11065 N. CEDARBURG ROAD
CITY/ STATE / ZIP
MEQUON, WISCONSIN

ALL WORK TO BE COMPLETED AS SHOWN, AND IN
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

Architect: ANK Engineer: AGR Reviewed By: BJZ

Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

A-203

Project Number: P

P-12389

ARCHITECTS

CONTRACTORS

ENGINEERS

MANAGERS

Attachment: Packet (4017 : MSI General for Quality Auto Body)

Exterior Existing



Exterior Remodel



Quality
AUTO BODY

Exterior Existing



Exterior Remodel



Quality
AUTO BODY



Exterior Existing



Exterior Remodel



Quality
AUTO BODY



Exterior Existing



Quality
AUTO BODY



Exterior Remodel



Quality
AUTO BODY



Exterior Existing



Exterior Remodel



Quality
AUTO BODY

Exterior Existing



Exterior Remodel



Building Material Images



CORRUGATED BLACK
METAL



LP WOOD STAINED
LAP SIDING



BLACK STOREFRONT



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PROJECT ADDRESS:

PROJECT NAME
QUALITY AUTO BODY
STREET ADDRESS
11065 N. CEDARBURG ROAD
CITY/ STATE / ZIP
MEQUON, WISCONSIN

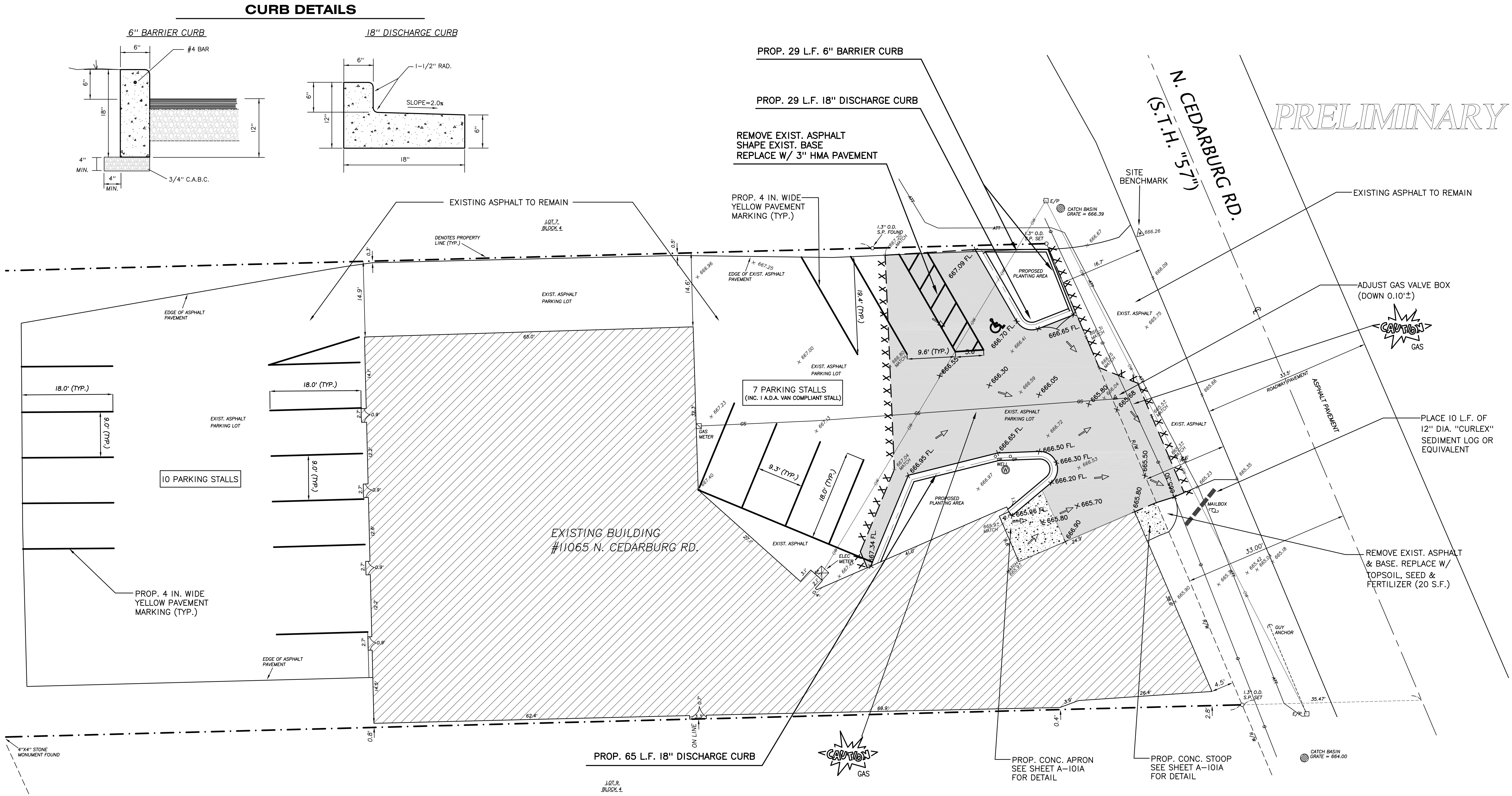
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Architect: JWH
Engineer: JMB
Reviewed By:

Sheet Title:
SITE IMPROVEMENTS
& EROSION CONTROL PLAN
Sheet Number:

C-102
Project Number: P
P-12389

PRELIMINARY



811
Know what's below.
Call before you dig.

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CERTAIN UNDERGROUND STRUCTURES HAVE BEEN LOCATED ON THE DRAWING. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND STRUCTURES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT.

Legend	
X X X X X X X	SAWCUT EXISTING ASPHALT
[Pattern]	PROPOSED 3" HMA PAVEMENT AREA
[Pattern]	PROPOSED EROSION CONTROL SEDIMENT LOG
[Pattern]	EXISTING SPOT ELEVATION
[Pattern]	PROPOSED SPOT ELEVATION
[Pattern]	BURIED NATURAL GAS LINE
[Pattern]	BURIED ATT RE/, CABLE OR FIBER
[Pattern]	OVERHEAD ELECTRIC WIRES

Impervious Area Statistics

TOTAL DISTURBED AREA - 2,625 S.F.
EXISTING IMPERVIOUS AREA- 2,625 S.F. 100.0%
EXISTING NON-IMPERVIOUS AREA- 0.00 S.F. 0.0%
PROPOSED IMPERVIOUS AREA- 2,019 S.F. 76.9%
PROPOSED NON-IMPERVIOUS AREA- 606 S.F. 23.1%

Erosion Control Maintenance Plan

1. Install and maintain temporary B.M.P.'s during the duration of the project.
2. All temporary shall be inspected for conformance and proper operation after all rainfall events of 0.5 inches or greater within a 24 hour period. The owners representative shall repair and/or replace said B.M.P.'s as soon as possible where necessary.
3. All BMP's shall be inspected and maintained in accordance with current DNR Technical Standards.
4. Any sediment tracked onto a public road should be removed by mechanical means, not flushing, before the end of each working day.

Elevation Benchmarks

1. MAIN BENCHMARK IS R.B.M. IN THE SOUTH TERRACE, AT 5909 W. MEQUON RD. TOP OF CONC. MONUMENT = 674.336
2. SITE BENCHMARK IS P.K. NAIL IN PAVEMENT OF N. CEDARBURG RD. ADJACENT TO NORTH PROPERTY LIEN ELEVATION = 666.26



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
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Wauwatosa, WI 53226

Phone: 414-258-5525
Fax: 414-258-9739

hawkslandscape.com
info@hawkslandscape.com

Quality Auto Body

11065 N. CEDARBURG RD - MEQUON, WI

This plan is the property of Hawks Landscape and cannot be used without written permission.

ALEX MATHISON

Designed By

3/8/19

Date

1/8" = 1'

Scale

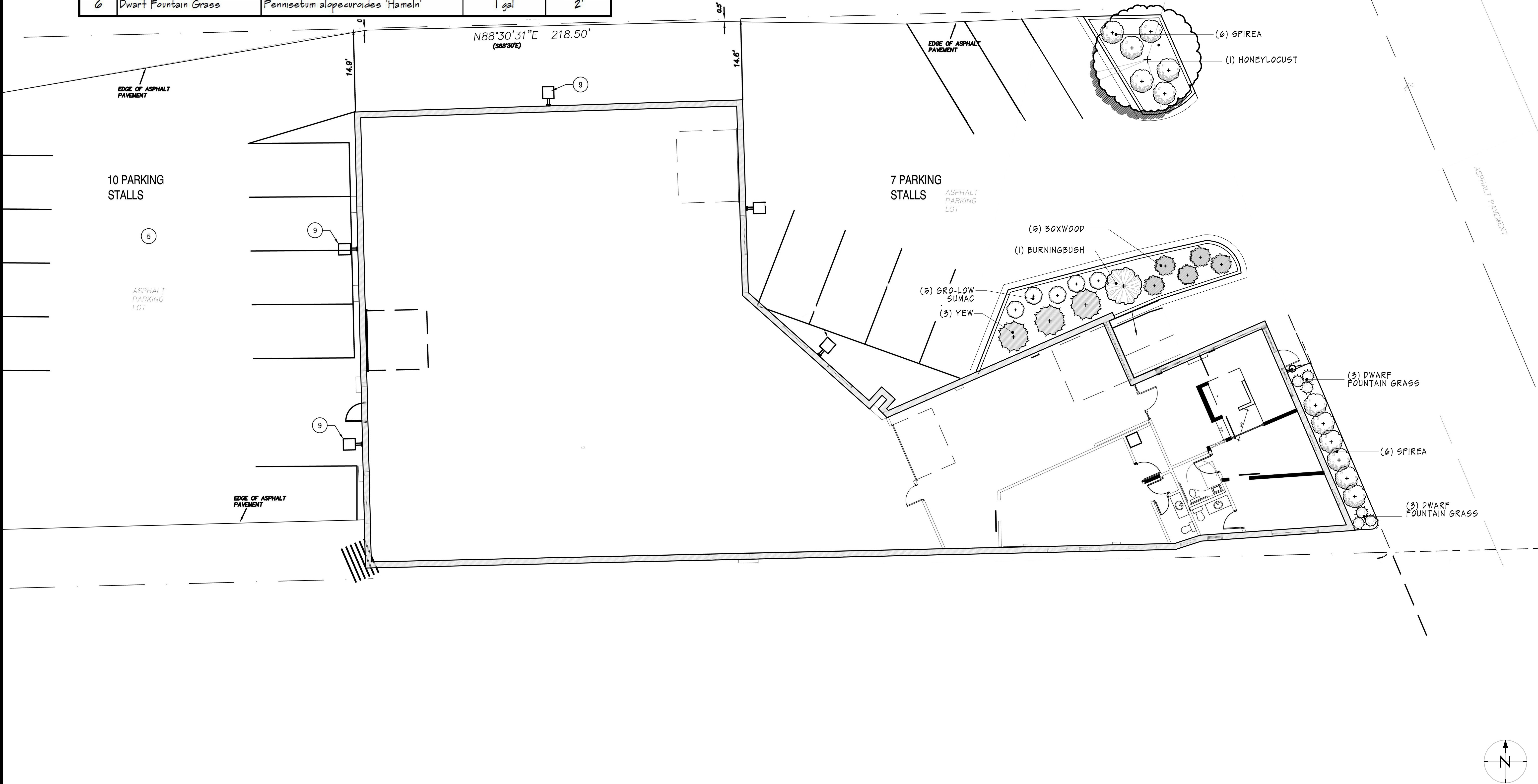
Revisions:

Date: By: Description:

Sheet #: _____ of _____

Project: _____

PLANT LIST				
QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	MATURE SIZE
1	Skyline Honeylocust	Gleditsia 'Skyline'	2.0" BB	40'
5	Green Velvet Boxwood	Buxus 'Green Velvet'	15" pot	30"
3	Densiformis Yew	Taxus x media 'Densiformis'	18" pot	24"
1	Burning Bush	Euonymus alatus 'Compacta'	24" pot	6'
12	Spirea Goldflame	Spirea japonica 'Goldflame'	18"	30"
5	Gro Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18" pot	24"
6	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 gal	2'



SIGN LAYOUT

3787 S 108th St, Greenfield, WI 53217 | info@SignaramaGFD.com | 414-546-9992

Project

Quality Auto Body
Mequon Location Remodel

Project Address

11065 N Cedarburg Rd
Mequon, WI 53092

Exterior Signage Scope

2 ea Business Signs



Attachment: Packet (4017 : MSI General for Quality Auto Body)

ARTWORK PROOF

3787 S 108th St, Greenfield, WI 53217 | info@SignaramaGFD.com | 414-546-9992

Aluminum Dimensional Letters

3" Depth

Externally lit using Gooseneck Lamps

Aluminum face fades from brushed aluminum finish on top to solid purple below

Directly mounted to building exterior wall

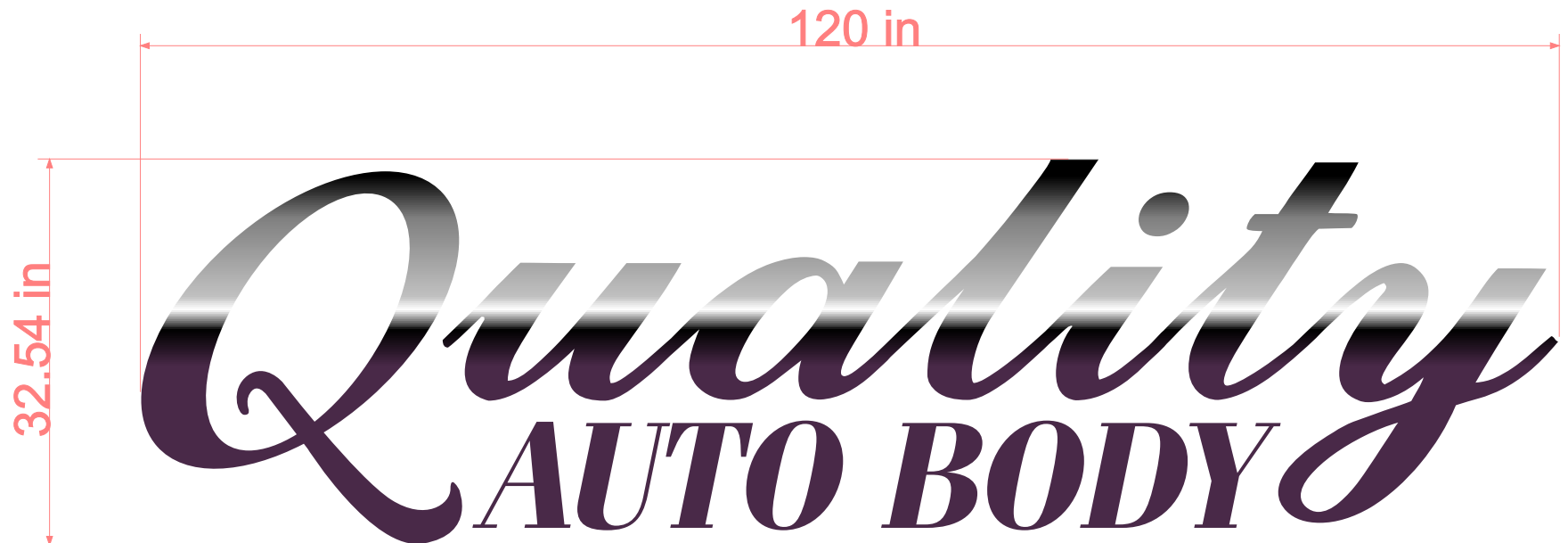
2 Locations - East Wall and North Wall

Allowable per sign code: 1 per business

Sign Area: 120 in x 32.54 in = 27.12 sq ft

Total Sign Area: 2 Signs x 27.12 sq ft = 54.24 sq ft

Maximum allowable per sign code: 60 sq ft



SIGN LAYOUT

3787 S 108th St, Greenfield, WI 53217 | info@SignaramaGFD.com | 414-546-9992

Building Sign Location #1: East Wall (Road Frontage)

Wall Section Area: 457 in x 233 in = 739.45 sq ft
Sign Area percentage of wall section: $27.12 / 739.45 = 3.67\%$

Fully projected wall area: 584 in x 233 in = 944.94 sq ft
Sign Area percentage of projected wall: $27.12 / 944.94 = 2.87\%$



Attachment: Packet (4017 : MSI General for Quality Auto Body)

SIGN LAYOUT

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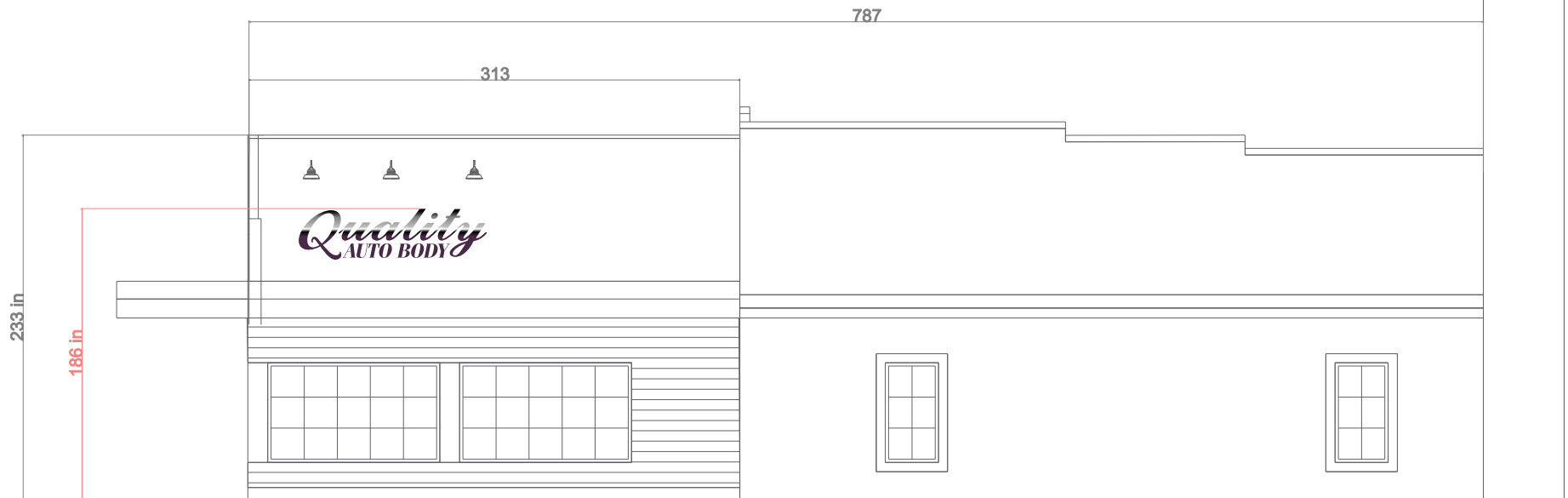
Building Sign Location #2: North Wall

Wall Section Area: 313 in x 233 in = 506.45 sq ft

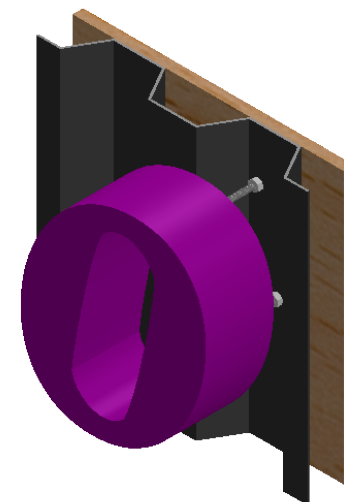
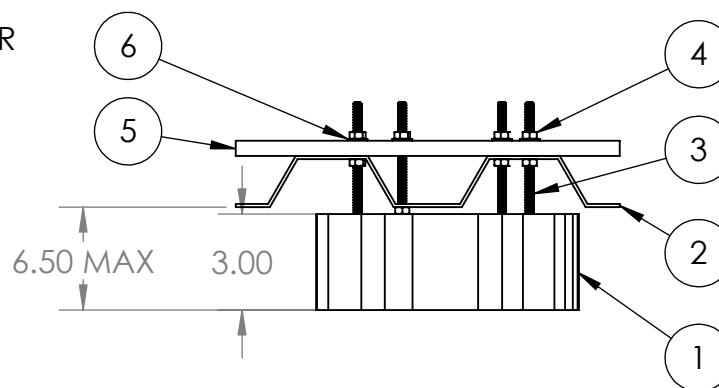
Sign Area percentage of wall section: $27.12 / 506.45 = 5.35\%$

Fully projected wall area: 787 in x 233 in = 1,273.41 sq ft

Sign Area percentage of projected wall: $27.12 / 1,273.41 = 2.13\%$

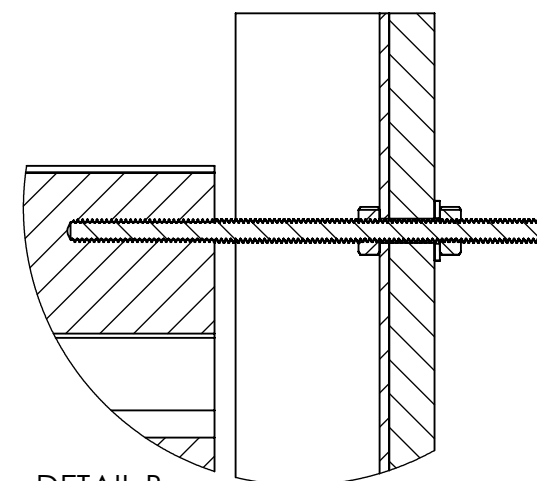
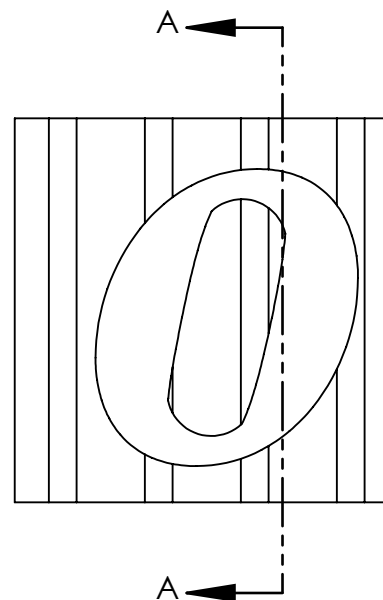
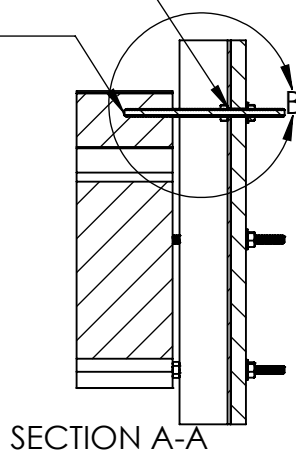


1. SHOWS TYPICAL INSTALLATION
2. FASTENER PLACEMENT VARIES BY LETTER
3. FACADE HOLES ARE FIELD-DRILLED



ALL DRILLED HOLES IN CORRUGATED METAL FILLED WITH RTV SILICONE

1/4-20 UNC ∇ 1.5



DETAIL B
SCALE 1 : 2

ITEM NO.	DESCRIPTION	QTY. (TYP)
1	Dimensional Sign Letter	1
2	Corrugated Metal Facade	1
3	1/4"-20 x 5" (TYP) SS Threaded Rod	4
4	1/4"-20 SS Nut	8
5	1/2" (NOM) Plywood Blocking Panel	1
6	1/4" Clearance SS Washer	4

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UNLESS OTHERWISE SPECIFIED:

DIMENSIONS ARE IN INCHES
TOLERANCES:

.X ±0.05
.XX ±0.01
.XXX ±0.005
ANGULAR: ±0.5°

MATERIAL

FINISH

TITLE:

DIMENSIONAL LETTER INSTALL GUIDE

SIZE
A

DWG. NO.

INSTALL GUIDE

REV

-

SCALE: 1:6

DO NOT SCALE DRAWING

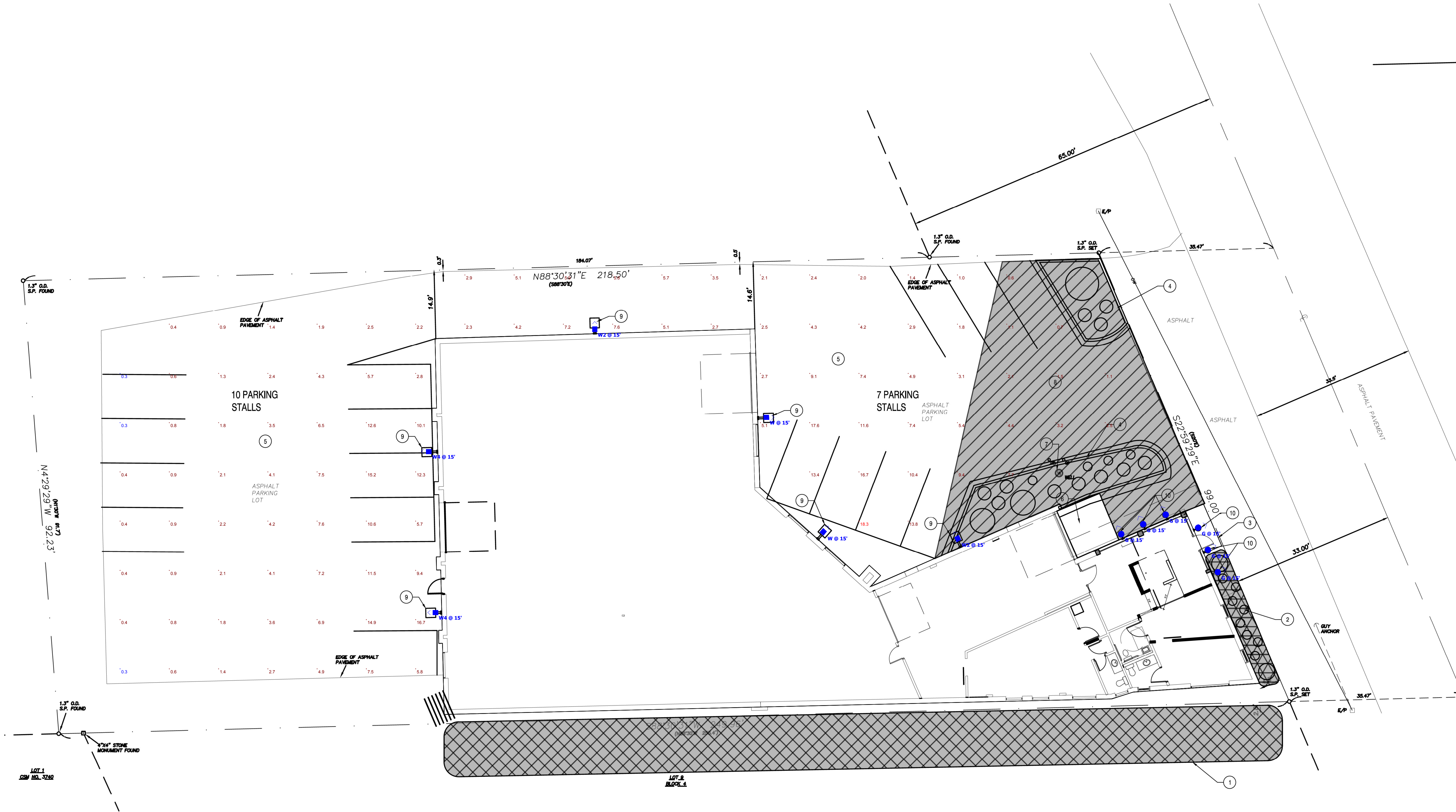
SHEET 1 OF 1

Packet Pg. 58

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⬆ □	W	2	RAB LIGHTING INC.	WPLED4T78N (TYPE IV)	TYPE 4 WALLPACK	LED 4000K	6	aled_wpiled_4t78n.ies	1634	1	76.2
⬆ □	W2	2	RAB LIGHTING INC.	WPLED2T78N (TYPE II)	TYPE 2 WALLPACK	LED 4000K	6	aled_wpiled_2t78n.ies	1535	1	77
⬆ □	W4	2	RAB LIGHTING INC.	WPLED4T105N (TYPE IV)	TYPE 4 WALLPACK	LED 4000K	6	aled_wpiled_4t105n.ies	2200	1	108.1
⬆ ○	G	6	RAB LIGHTING, INC.	GNLED26NST8/FLOOD REF/FROSTED LENS	GOOSENECK	LED 4000K	1	rab00256.ies	1317	1	28.5

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Paved Area	+	4.9 fc	18.3 fc	0.3 fc	61.0:1	16.3:1	

Note
Mounting height = 15' AFG
FC Measured at 0' AFG



Plan View
Scale - 1" = 10ft



Color: Bronze

Weight: 33.6 lbs

Project:

Type:

W

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	76.2W

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	9,804
Efficacy	128.7 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P000017AN

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Temperature (Nominal CCT):

4100K

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Housing:

Die cast aluminum housing, lens frame and mounting arm

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Optical

Specification Grade Optics:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

BUG Rating:

B1 U0 G2

Technical Specifications (continued)

Electrical

Surge Protection:

6kV

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

4.4% at 120V, 12.8% at 277V

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

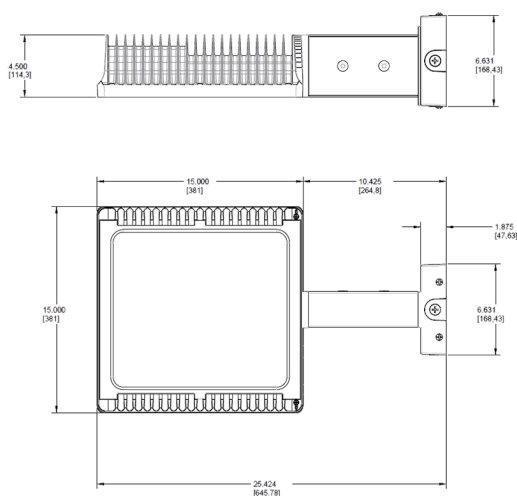
Replacement:

Replaces 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Photocell Options
WPLED	4T	78	N				
	4T = Type IV	50 = 50W	Blank = 5000K (Cool)	Blank = Arm	Blank = Bronze	Blank = Standard	Blank = Standard
	3T = Type III	78 = 78W	N = 4000K (Neutral)	FX = No Arm	W = White	/480 = 480V	/PC = 120V Photocell
	2T = Type II	105 = 105W	Y = 3000K (Warm)			/BL = Bi-Level	/PC2 = 277V Photocell
		125 = 125W				/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell
		150 = 150W					/PCT4 = 480V Twistlock Photocell
							/PCS = 120V Swivel Photocell
							/PCS2 = 277V Swivel Photocell
							/PCS4 = 480V Swivel Photocell
							/WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.)
							/WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.)

Attachment: Packet (4017 : MSI General for Quality Auto Body)



Color: Bronze

Weight: 31.6 lbs

Project:

Type:

W2

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	77W

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	9,220
Efficacy	119.7 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P000017AI

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Housing:

Die cast aluminum housing, lens frame and mounting arm

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Optical

Specification Grade Optics:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

BUG Rating:

B1 U0 G2

Electrical

Surge Protection:

6kV

Technical Specifications (continued)

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

4.6% at 120V, 12.9% at 277V

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

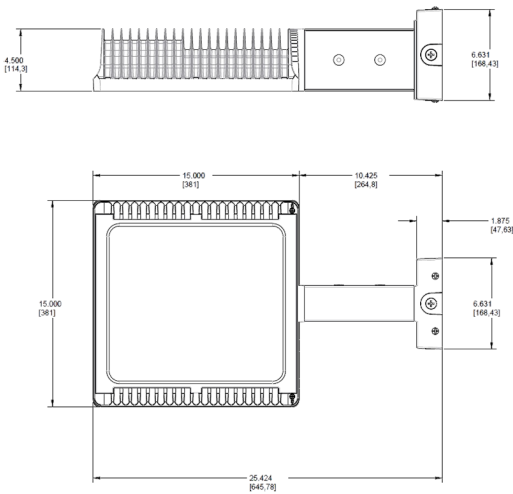
Replacement:

Replaces 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Photocell Options
WPLED	2T	78	N				
	4T = Type IV	50 = 50W	Blank = 5000K (Cool)	Blank = Arm	Blank = Bronze	Blank = Standard	Blank = Standard
	3T = Type III	78 = 78W	N = 4000K (Neutral)	FX = No Arm	W = White	/480 = 480V	/PC = 120V Photocell
	2T = Type II	105 = 105W	Y = 3000K (Warm)			/BL = Bi-Level	/PC2 = 277V Photocell
		125 = 125W				/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell
		150 = 150W					/PCT4 = 480V Twistlock Photocell
							/PCS = 120V Swivel Photocell
							/PCS2 = 277V Swivel Photocell
							/PCS4 = 480V Swivel Photocell
							/WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.)
							/WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.)

Attachment: Packet (4017 : MSI General for Quality Auto Body)



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

W4

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.89A
208V	0.58A
240V	0.50A
277V	0.44A
Input Watts	108.1W

LED Info

Watts	105W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	13,204
Efficacy	122.1 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000179F

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty

Patents:

The design of WPLED105 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Electrical

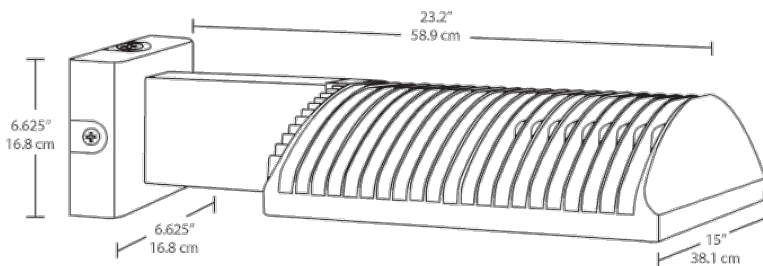
Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

7.6% at 120V, 16.0% at 277V

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Photocell Options
WPLED	4T	105	N				
	4T = Type IV	50 = 50W	Blank = 5000K (Cool)	Blank = Arm	Blank = Bronze	Blank = Standard	Blank = Standard
	3T = Type III	78 = 78W	N = 4000K (Neutral)	FX = No Arm	W = White	/480 = 480V	/PC = 120V Photocell
	2T = Type II	105 = 105W	Y = 3000K (Warm)			/BL = Bi-Level	/PC2 = 277V Photocell
		125 = 125W				/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell
		150 = 150W					/PCT4 = 480V Twistlock Photocell
							/PCS = 120V Swivel Photocell
							/PCS2 = 277V Swivel Photocell
							/PCS4 = 480V Swivel Photocell
							/WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.)
							/WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.)

Attachment: Packet (4017 : MSI General for Quality Auto Body)

GN1LED26NRSTA

3.a.a

RAB Outdoor



13 & 26 Watt Straight Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Straight Shade with 24" Goose Arm Style 1.

Color: Bronze

Weight: 11.0 lbs

Project:

Type:

G

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.25A
208V	0.16A
240V	0.14A
277V	0.12A
Input Watts	28.5W

LED Info

Watts	26W
Color Temp	4000K (Neutral)
Color Accuracy	85 CRI
L70 Lifespan	100,000
Lumens	1,319
Efficacy	46.3 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED:

Single multi-chip, 26W high-output, long-life LED

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Sensor Characteristics

Lead Time:

3 weeks expedited shipping. 6 weeks standard shipping.

Construction

Fixture:

The GN1LED26NRSTA comes with the GOOSE1A Arm

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate

Gaskets:

High-temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Shades:

15" Straight Shade offered

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Surge Protection:

4kv

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 0.48 A, THD≤20%, PF 97.9%.

Other

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty

Technical Specifications (continued)

Other

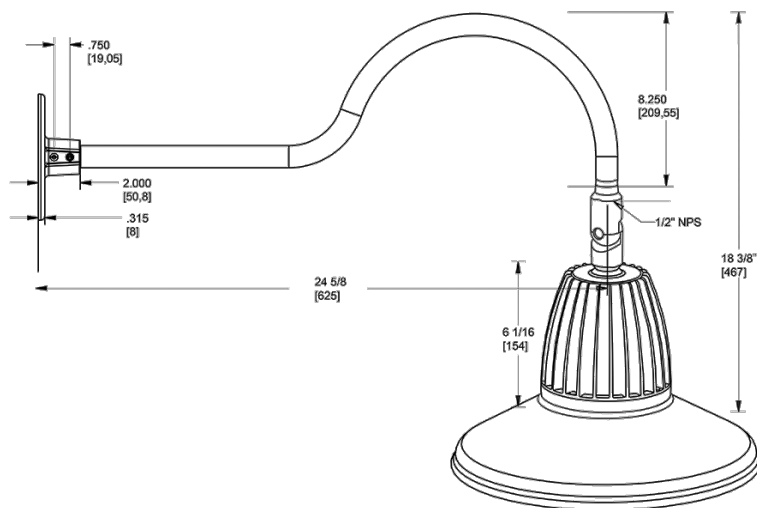
Equivalency:

Equivalent 120W Incandescent, 75W Metal Halide or 42W CFL

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Reflector	Shade	ShadeSize	Finish
GN1LED	26	N	R	ST		A
	13 = 13W 26 = 26W	Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Flood R = Rectangular S = Spot	ST = Straight Shade	11 = 11" Blank = 15"	B = Black W = White A = Bronze S = Silver G = Hunter Green YL = Yellow LB = Light Blue BL = Royal Blue BWN = Brown I = Ivory R = Red



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: April 8, 2019
SUBJECT: Scott Jackman for Marathon Bank. The applicant is seeking minor request for window area obstructions for the east side of the building for Marathon Bank located at 11315 N. Cedarburg Road (MTC1).

Applicant:	Scott Jackson
Status of Applicant:	Agent
Requested:	Window Coverage Exception
Existing Zoning:	Town Center (TC)
Land Use Plan:	Town Center (TC)
Lot size:	3 acres
Location:	11315 N. Cedarburg Road
Tax Key:	14-050-02-050.03
District:	#2

Background:

The applicant is requesting an exception to section 58-301(1)(2)a of the zoning code to allow for the use of window blinds at the Marathon Bank tenant space at 11315 N Cedarburg Road. The Common Council adopted Ordinance 2016-1479 (see attached) in November of 2016 that allows the Planning Commission to approve window area obstructions of types and amounts not specified in section 58-301(1)(2)a for first floor windows for certain uses upon finding that strict compliance is impractical under the circumstances as long as the proposal includes amenities that address the adverse effects, if any, of the exception. The bank received occupancy in March of 2018.

Window Coverage Exception:

The applicant is requesting the use of window blinds on two windows on the east elevation of the Marathon Bank tenant space in the north building of the Mequon Town Center development. The applicant states that strict compliance with the Ordinance is impracticable because of privacy concerns related to its use as a financial office. The applicant also states that the blinds also serve as a mechanism to reduce glare and sun exposure into the tenant space. The applicant installed awnings on the eastside of the building last year to help prevent sunlight from entering the building. The applicant states that even with the awnings, there is direct glare into the tenant space.

Since the request involves windows on the east side of the building which is typically the least impacted by sunlight, staff requested that the applicant complete a solar study in order to determine the extent of sun's impact on the building elevation. The applicant declined the request stating that the financial privacy issue was the driving factor for the request for blinds (see attached email). Staff took a photograph the east elevation on March 22nd at 9 AM to determine the impact of the sun on the two office spaces. From the picture it is evident that the

awnings block a majority of the sun at this time of day. A small amount of sunlight does encroach into a lower portion of the site. As the sun continues to rise, the impact on the space will diminish. Without a solar study it is difficult for staff to determine the full impact of the sun at different times/days of the year.

With regard to the privacy issue, staff has requested the City Attorney to provide a legal opinion to merits of the claim. The memo dated March 28, 2019 states that the bank can achieve compliance with federal privacy rules in other ways and that the window shades are not a necessity in this case.

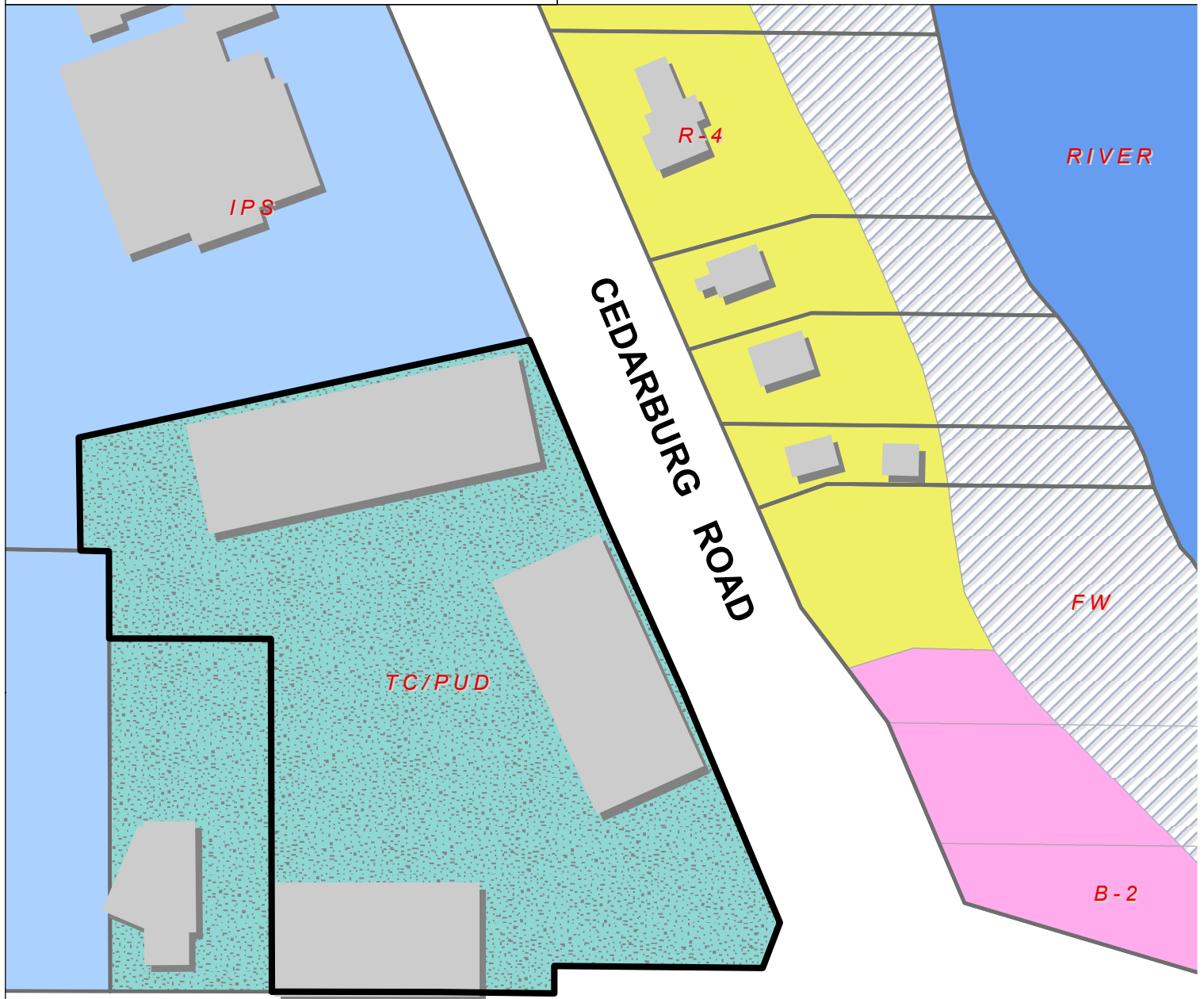
Staff Recommendation: Planning staff recommends denial of the window display exception.

Attachments:
Packet (PDF)

Marathon Bank

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

4.a.a



Attachment: Packet (4019 : Scott Jackman for Marathon Bank)

MEQUON ROAD 112N



Addendum to Planning Commission Application***Applicant: Marathon Bank******Location of Property: 11315 Cedarburg Road, Mequon, Wisconsin******March 11, 2019***

Marathon Bank ("Marathon") is a tenant at 11315 Cedarburg Road, Mequon, Wisconsin and occupies approximately 2,625 square feet in the southwest corner of the first floor of the multi-tenant, multi-use building, on such property. Marathon was granted an occupancy permit and also received permission to install awnings on the south and east sides of the building.

Marathon is applying to receive a conditional use grant to install professional, white stone color inside blinds on the west office windows under Mequon, Wisconsin's Code of Ordinances, Chapter 58, Section 301(1)(2)(e)(3) for the reasons that follow:

Attached is the floor plan of the Marathon's office space. Marathon desires to install blinds on the windows of the offices on the east wall of the subject property. Marathon's request would leave at least one-half of the windows on the east wall, constituting Marathon's lobby and teller areas, transparent so that they continue to allow two-way views. Attached is a floor plan of Marathon's space. The area in which Marathon desires to install the blinds is marked in green on the floor plan. Marathon intends to install professional grade Draper Flex Shade Solar Shade, white-stone colored blinds pursuant to the proposal obtained by Marathon from BB Commercial Solutions dated March 14, 2018 which is also attached.

The first reason Marathon desires to install blinds is for the protection of their customer's financial records and data. Much like medical users of property, Marathon, as a banking institution, has stringent rules and regulations which require Marathon to keep their customers and potential customers financial records and data confidential. Sidewalks and other walkways exist adjacent to Marathon's office space and without the proposed blinds or other window coverings, Marathon has found it extremely difficult to safeguard such financial records and data. Therefore, Marathon asserts that the right to install blinds should be granted under Mequon, Wisconsin's Code of Ordinances, Chapter 58, Section 301(1)(2)(e)(3).

The second reason Marathon desires to install blinds is for the comfort of occupants of the offices on the west side of the subject property. Even with the awnings that were installed approximately one year ago, the sun, without window coverings, is blinding for employees of Marathon trying to work in the offices on the east side of Marathon's space. In addition, due to the extreme sun exposure, the east offices of Marathon's space cannot be adequately heat controlled. Finally, sun exposure has begun to fade Marathon's office furniture and artwork located in such offices. Therefore, Marathon asserts that the right to install blinds should be granted under Mequon, Wisconsin's Code of Ordinances, Chapter 58, Section 301(1)(2)(e)(3).



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-236-2915
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of the City Attorney

TO: Planning Commission
FROM: Brian C. Sajdak, City Attorney
DATE: March 28, 2019
SUBJECT: Marathon Savings Bank — Privacy Regulations under Gramm-Leach-Bliley Act, 15 USC §6801(a)

Background

Marathon Savings Bank is a tenant in Town Center I. Marathon has filed a request to be allowed to utilize blinds or other window coverings on the east side of their tenant space. In an email to staff on March 22nd, Marathon has asserted that the window coverings will assist it in complying with the applicable privacy regulations under the Gramm-Leach-Bliley Act (“GLBA”), specifically 15 U.S.C. §6801(a) and the administrative rules promulgated under its authority. Staff has requested an analysis of this issue.

Discussion

Generally, the GLBA establishes the Congressional policy that every financial institution “has an affirmative and continuing obligation to respect the privacy of its customers and to protect the security and confidentiality of those customers’ nonpublic personal information.”¹ Consistent with this policy, Congress directed various federal agencies to establish appropriate standards “(1) to insure the security and confidentiality of customer records and information; (2) to protect against any anticipated threats or hazards to the security or integrity of such records; and (3) to protect against unauthorized access to or use of such records or information which could result in substantial harm or inconvenience to any customer.”²

Consistent with that directive, the Federal Financial Institutions Examination Council (FFIEC) and Federal Deposit Insurance Corporation (FDIC) have adopted federal regulations addressing these concerns. Many of these regulations address aspects of the GLBA privacy policy that are not relevant here. For example, there is a significant portion of the regulations that address requests for information³ and the required privacy notices that need to be provided to consumers.⁴ After reviewing these regulations, there do not appear to be any specific regulations that would require the use of blinds or window coverings in bank buildings.

However, there are regulations that might suggest blinds or window coverings as an option. Specifically, within the Interagency Guidelines Establishing Information Security Standards,⁵

¹ 15 U.S.C. § 6801(a).

² 15 U.S.C. § 6801(b).

³ 12 C.F.R. § 310

⁴ 12 C.F.R. § 332

⁵ 12 C.F.R. § 364, Appendix B

every financial institution must:

1. Design its information security program to control the identified risks, commensurate with the sensitivity of the information as well as the complexity and scope of the institution's activities. Each institution must consider whether the following security measures are appropriate for the institution and, if so, adopt those measures the institution concludes are appropriate:

- b. Access restrictions at physical locations containing customer information, such as buildings, computer facilities, and records storage facilities to permit access only to authorized individuals.

A broad reading of this language could suggest that blinds or window coverings could be an appropriate physical access restriction for protecting data. This is not the only potential protection that could be used. Ultimately, the regulations direct financial institutions to identify “[r]easonably foreseeable internal and external threats that could result in unauthorized disclosure, misuse, alteration, or destruction of customer information or customer information systems ... [and the] likelihood and potential damage of threats, taking into consideration the sensitivity of customer information.”⁶

While I doubt the City would suggest that there is not a potential threat to consumer data in location of the office areas of the bank along the walkway outside of the bank. It is also undisputed that blinds or window coverings could be a potential tool to minimize that threat. However, such threat should have been obvious at the time of build out of the bank’s space and could have been addressed with a different configuration. Additionally, the likelihood of damage is presumably small — both in the sense that the risk while foreseeable is relatively infrequent and in that the level of sensitivity of the information in many cases may be small.

Accordingly, it is unclear if such a threat would warrant a deviation from the established code requirements pertaining to blinds and window coverings within the Town Center zoning district. This is especially true given that other protective steps could be utilized including, but not limited to, the strategic placement of desks and computer screens to limit visibility from the outside, the use of privacy filters on computer screens, internal policies requiring the use of file folders and prohibiting leaving materials open on desks, and the use of internal physical screening devices such as folding or movable screens. An analysis of these other alternatives should be done before granting the requested variance from the code.

BCS

⁶ 12 C.F.R. § 364, Supplement A to Appendix B, Section B.1.a. and b.

Jac Zader

From: Scott A. Jackman <sjackman@wausaulaw.com>
Sent: Friday, March 22, 2019 3:37 PM
To: Jac Zader
Cc: Nick Zillges; Renea L. Kania
Subject: Marathon Bank / City of Mequon - blind installation request

Hello Jack:

I am following up on our phone call on Wednesday, March 20, 2019 regarding my client, Marathon Bank's, request to install blind window coverings on the east private offices at their 11315 Cedarburg Road, Mequon, Wisconsin office location. Thank you for that call and for your assistance in Marathon Bank's request. Please accept this email (and samples of blind window coverings that have been delivered to you separately) as a supplement to previously filed application(s) from Marathon Bank.

Per your request Marathon Bank has separated delivered to you samples of the blind window coverings that Marathon Bank proposes to install. These are very similar to blinds that are installed in various buildings located within the Town Center development, including on the east side of many of those buildings. In addition, Marathon Bank has proposed blind window coverings that they have deemed to be the least intrusive given their requirements regarding protecting customers' nonpublic personal and financial information and data which is further detailed below.

As it relates to the City's request for a solar study, Marathon Bank believes that such a request is not necessitated in this case. There are several businesses within the Town Center development which have the same or similar blind window coverings, including on the east side of many of those businesses. Also, in this case Marathon Bank has only requested the right to install the blind window coverings in their private offices and not in the lobby and public areas of Marathon Bank's office. Marathon Bank has also proposed blind window coverings for their private offices which are least intrusive given their requirements to protect personal and financial information and data.

Finally and most importantly, the requests that you have made seem to gloss over the most important issue raised by Marathon Bank's request for the right to install the blind window coverings. In Marathon Bank's private offices there is a lot of private personal and financial information and data that is being reviewed, worked on and produced. As stated in the application, Marathon Bank is concerned that private personal and financial information and data may be compromised given the proximity of walkways and parkways to the private office windows on the east of Marathon Bank's office space.

Marathon Bank is obligated under the Gramm-Leach-Bliley Act, 15 USC §6801(a), to protect the security and confidentiality of its customers' nonpublic personal information, this obligation is absolute. This obligation is interpreted by FDIC, in Appendix B to Part 364 of the Federal Deposit Insurance Corporation Rules and Regulations, to mean that each bank it regulates must have a comprehensive information security program to control the risk of unauthorized access to that information. Appendix B directs each bank to consider whether a number of specific information controls are appropriate for that bank's operations, and if so, to adopt those controls; these controls include access restrictions at physical locations containing customer information, such as buildings, computer facilities, and records storage facilities to permit access only to authorized individuals. FDIC also addresses its regulatory expectations of banks regarding confidentiality and privacy under 15 USC §6801(a) via the FFIEC Information Technology Examination Handbook. The Handbook is clear in directing banks to limit access to their information system and data from internal and external threats in Section II.C.8., Physical Security, as follows: "Because access to key information systems' hardware and software should be limited, appropriate physical controls should be in place." As a state-chartered savings bank, Marathon Bank is also obligated to limit access to its books and records by state law. Under Wis. Stats. §214.37, no person may have access to the books and financial records of a savings bank or receive a list of its members

or stockholders, except that a person is able to inspect a savings bank's records as they pertain to that person's deposit accounts or loans with that bank. Marathon Bank cannot meet their obligations under the law to protect private personal and financial data without the type of blind window coverings requested.

Based on the above and the previously filed application(s) Marathon Bank respectfully requests the right to install the blind window coverings within their east private offices. If you have any questions regarding the samples of the blinds or Marathon Bank's position on the above, please contact me.

Thanks.

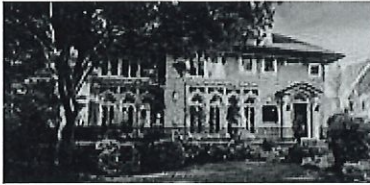
-Scott

Scott A. Jackman

Attorney

sjackman@wausaulaw.com

EATON
JOHN 
OVERBEY
JACKMAN



513 Grant Street
Wausau, WI 54403
p: 715.843.6700
f: 715.843.6775

wausaulaw.com 

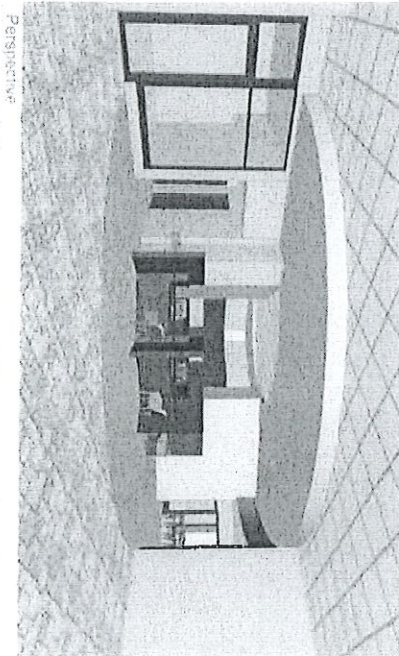
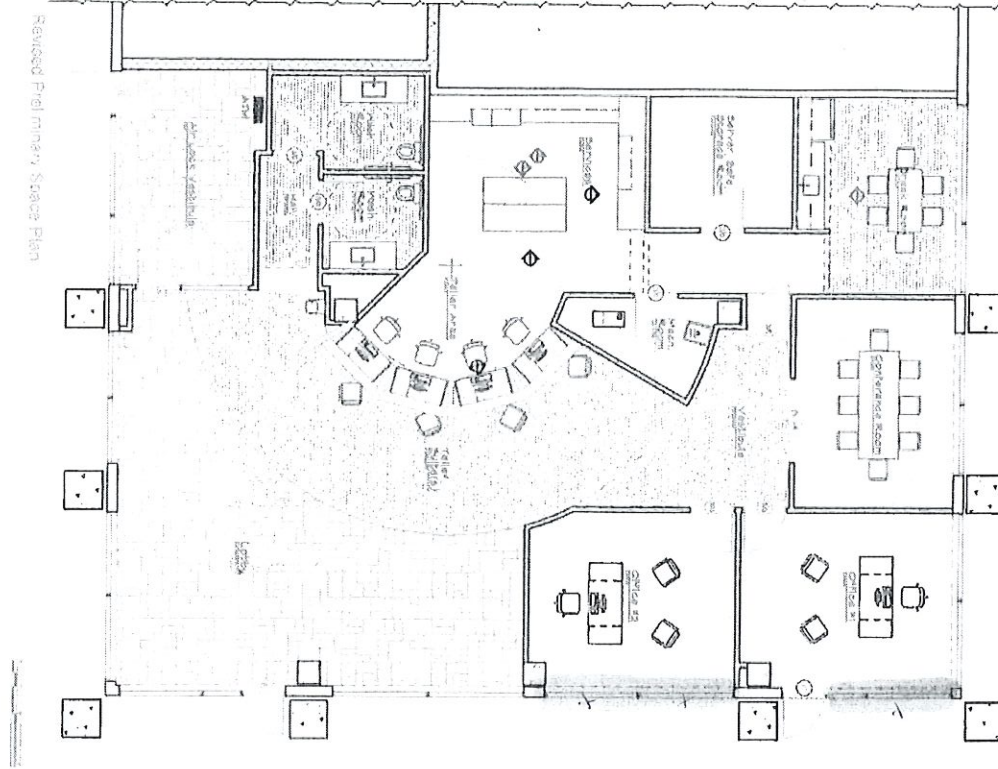
This email and any attachments are intended solely for the named recipient(s) and may contain privileged, confidential and proprietary information belonging to Eaton John Overbey Jackman, LLP, its clients or other parties, legally protected by the attorney-client privilege, the work product doctrine or other applicable law. If you are not the intended recipient, disclosure of this information to you is inadvertent and unauthorized, and you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited, that the documents should be destroyed immediately, and that you should confirm such destruction to Pamela Parent, Paralegal, at pparent@wausaulaw.com or 715-843-6700.

Attachment: Packet (4019 : Scott Jackman for Marathon Bank)

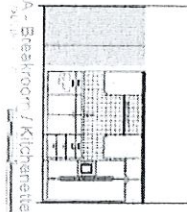
\\volare\Public\River Bend Studio LLC\CLIENTS\Marathon Savings Bank\Mode\MBS Plan model.ph

THE DESIGN IDEAS ILLUSTRATED AND EXPRESSED ON THIS PAGE ARE THE SOLE PROPERTY OF RIVER BEND STUDIO, LLC. ANY USE OF THESE IDEAS WITHOUT THE WRITTEN CONSENT OF RIVER BEND STUDIO, LLC, IS EXPRESSLY FORBIDDEN. WRITTEN CONSENT IS RECEIVED IN WRITING.

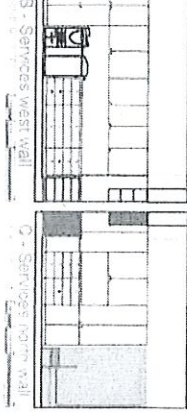
Revised Preliminary Space Plan



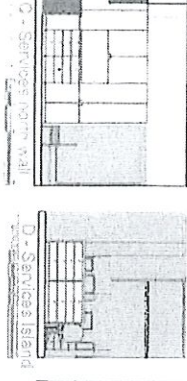
Perspective



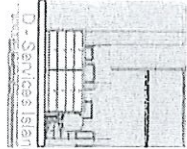
A - Breakroom / Kitchenette



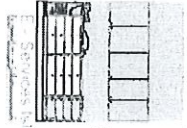
B - Services West Wall



C - Services North Wall



D - Services Island



E - Services South Wall



F - The Entry Desk

P-1

Revised Preliminary Space Plan

river bend studio
design build remodel

Daniel C. Bello, M.B.C., C.C.P.
1410 2nd Street, Suite 100, Mequon, WI 53092
262.233.7493 dcbello@riverbendstudio.com

MARK	DATE	DESCRIPTION
DOB	12/04/17	Initial Plans - BANK BUILD
DCB	12/21/17	Final Plans - BANK BUILD

REMODELING OF RESIDENCE
Marathon Savings Bank
Mequon City Center
Mequon, WI 53092



Attachment: Packet (4019 : Scott Jackman for Marathon Bank)

ESTATE CO/INTERVALLOS
PREPARING FOR THE UNEXPECTED
PLANNING FOR RETIREMENT
PREPARING FOR RETIREMENT



COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2016-1479

An Ordinance Amending Chapter 58 of the City of Mequon Zoning Code, Regarding Window Area Obstructions in the Town Center and Arrival Corridor Zoning Districts

THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUCKEE COUNTY, STATE OF WISCONSIN, ORDAINS AS FOLLOWS:

SECTION I:

Chapter 58, Zoning Code, of the Mequon Code of Ordinances are amended in the forms attached to this Ordinance, having been placed on file and open to public inspection in the office of the City Clerk of the City of Mequon at City Hall, 11133 North Cedarburg Road, Mequon, Wisconsin, in accordance with the procedures provided in Sections 66.0103 and 62.11(4)(a), Wis. Stats.

SECTION II:

All ordinances in conflict or inconsistent with this ordinance, in whole or in part, are repealed to the extent necessary to give this ordinance full force and effect.

SECTION III:

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

Approved by: Dan Abendroth, Mayor

Date Approved: November 9, 2016

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on November 9, 2016.

Caroline Fochs, City Clerk

Published: November 29, 2016

Attachment: Packet (4019 : Scott Jackman for Marathon Bank)

Town Center

Town Center Zoning District: Section 58-301(l)(2)

Required window areas have the following purpose:

1. Contribute to the overall building composition
2. Enhance curb appeal and neighborhood value
3. Promote natural surveillance
4. Reduce energy consumption through the use of passive solar design
5. Display business products and services

Required window areas shall remain transparent with windows that allow two-way views into first floor occupant spaces, working areas, lobbies or pedestrian entrances, as applicable, except for the following permitted window area obstructions.

a. Window Area Obstructions. The following are permitted window area obstructions:

1. Permitted Window Signage. Window signage is a permitted window area obstruction and shall comply with the following design standards:
 - Window signage shall be limited to 33% of each individual window area in the occupant's space.
 - Window signage shall not obstruct more than 30% of the window area measured between four (4) and (8) feet in height above the adjacent walkway level.
 - The front of the signage shall face the adjacent walkway.
 - Window signage shall be consistent with and relate to the products, services and brand elements of the occupant's use.
2. Window Shelving. Window shelving located within four feet from the surface of the window is a permitted window area obstruction and shall comply with the following design standards:
 - Window shelving units shall be limited to 33% of the use's aggregate window area as defined in section 58-301(l)(2).
 - Window shelving units and product display shall not obstruct more than 30% of the window area measured between four (4) and (8) feet in height above the adjacent walkway level.
 - Window shelving units shall be set back 8" from the surface of the window.
 - The front of the shelving units and products displayed on shelving shall face the adjacent walkway.

3. Enclosed Window Displays. Enclosed window displays have a full background and sides that completely separate the interior of the store from the display window. Enclosed window displays are permitted window area obstructions and shall comply with the following design standards:

- Enclosed window displays shall be limited to 33% of the use's aggregate window area as defined in section 58-301(l)(2).
- Only one (1) window pane per use shall be permitted as an enclosed window display.
- Enclosed window displays shall be internally lit during evening business operating hours. Lighting is subject to the approval of the Department of Community Development.
- Enclosed window displays shall have a minimum depth of three (3) feet.
- Enclosed window displays shall be designed to relate to the scale of the window area and be consistent with and relate to the products, services and the brand elements of the associated occupant's use.
- Displays shall change:
 - At a minimum, seasonally, unless approved by the Department of Community Development.
 - When products or display elements begin to fade or deteriorate in appearance.
- Enclosed window displays shall be maintained in a clean, clutter free manner.
- All mechanical equipment shall be disguised from public view.

b. Prohibited Window Area Obstructions. The following window area obstructions and obstructions similar to the following as determined by the Planning Commission, are prohibited:

- Protective grilles
- Window bars
- Metal or similar material roll down screens or gates Reflective, dark tinted or frosted glass
- Materials not otherwise permitted in this section that block visibility through windows into first floor occupant spaces along streets, walkways, plazas or parking areas.
- Backs of signs or backs of shelving units

c. Exceptions to Window Area Obstructions. The Planning Commission may approve window area obstructions of types and amounts not specified in section 58-301(1)(2)a. for first floor windows for the following uses upon finding that strict compliance is

impractical under the circumstances and the proposal includes amenities that address the adverse effects, if any, of the exception:

- Medical and institutional uses
- Specialty food retailers
- Theatres
- Parking garages
- Others as approved by Planning Commission

Arrival Corridor

Town Center Zoning District: Section 58-302(l)(2)

Required window areas have the following purpose:

1. Contribute to the overall building composition
2. Enhance curb appeal and neighborhood value
3. Promote natural surveillance
4. Reduce energy consumption through the use of passive solar design
5. Display business products and services

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 - Window shelving units and product display shall not obstruct more than 30% of the window area measured between four (4) and (8) feet in height above the adjacent walkway level.
 - Window shelving units shall be set back 8" from the surface of the window.
 - The front of the shelving units and products displayed on shelving shall face the adjacent walkway.

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- Medical and institutional uses
- Specialty food retailers
- Theatres
- Parking garages
- Others as approved by Planning Commission



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: April 8, 2019
SUBJECT: Jim Hoffman for Pine Reserve, LLC. The applicant is seeking rezoning recommendation to rezone from R-6 (Duplex Condominium/Planned Unit Development) to R-5 (Residential Detached/Planned Unit Development) to create four single lots for vacant land between 6710 and 6926 W. River Birch Drive.

Applicant:	Jim Hoffman
Status of Applicant:	Owner
Requested:	Rezoning Recommendation
Existing Use:	Vacant Land
Existing Zoning:	R-6 (Suburban Residential Attached) PUD (Planned Unit Development Overlay) C-2 (Critical Environment)
Proposed Zoning:	R-5 (Residential ½ acre) PUD (Planned Unit Development Overlay) C-2 (Critical Environment)
Lot size:	6 acres
Location:	Between 6983 and 6720 W. River Birch Drive
Tax Keyes:	#14-197-00-070.00 & #14-177-00-000.03
District:	#3

Background:

The applicant is requesting a rezoning recommendation for the property located on River Birch Drive between 6983 and 6720 W River Birch Drive. The development was approved as a Planned Unit Development in 2004 (Ordinance 2004-1105) and consisted of 18 condominium units (9 buildings) on 18 acres of land. All the public improvements have been installed and ten of the units have been constructed. The applicant is requesting to modify the plan to allow for four single family homes to replace the eight remaining plex units. This would result in a total of 14 units. In order to accomplish this, a rezoning from R-6 (Plex residential) to R-5 (Single Family ½ acre) and an amendment to the concept plan is required. The applicant cites market demand and financing difficulties for the proposed change to single family homes.

PUD Amendment:

The PUD amendment is being requested to change the concept plan from the 18 plex condominium units to 10 plex units and 4 single family homes. All conditions of the original PUD ordinance will remain in effect. The single family homes will be all located to the east of the existing plex dwellings and adjacent to other single family dwellings in the area. A number of the adjacent River Birch plex condominiums, located to the east, were converted to single family dwellings in 2014.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Access to the proposed single family lots would be off of West River Birch Drive. No changes to the roadway are anticipated as part of the PUD change.

The site is located within the City's sewer service area and connection to the public utility is required. There is currently sanitary sewer service and water service available to each of the home sites. The existing laterals and services shall be utilized for the single family homes. Any unused laterals and water services along the lot frontage shall be abandoned in accordance with City Specifications at the time of building permit.

Wetlands appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required with each building permit. The wetland and applicable setback shall be shown on the plat of survey required for the building permit.

Evidence of the WDNR required WRAPP permit shall also be provided for any land disturbance greater than an acre.

The existing subdivision has prepared a stormwater management plan. The proposed sites are required to meet the current City of Mequon, WDNR and MMSD criteria in effect at the time of building permit.

Staff Recommendation:

Planning staff recommends approval of the rezoning recommendation subject to the following conditions:

1. Common Council approval of the rezoning recommendation
2. Compliance with state and local platting requirements.
3. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
4. The existing laterals and services shall be utilized for the single family homes. Any unused laterals and services along the lot frontage shall be abandoned in accordance with City Specifications at the time of building permit.
5. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required with each building permit. The wetland and applicable setback shall be shown on the plat of survey required for the building permit.
6. Evidence of the WDNR required WRAPP permit shall also be provided for any land disturbance greater than an acre.
7. The proposed sites are required to meet the current City of Mequon, WDNR and MMSD criteria in effect at the time of building permit.

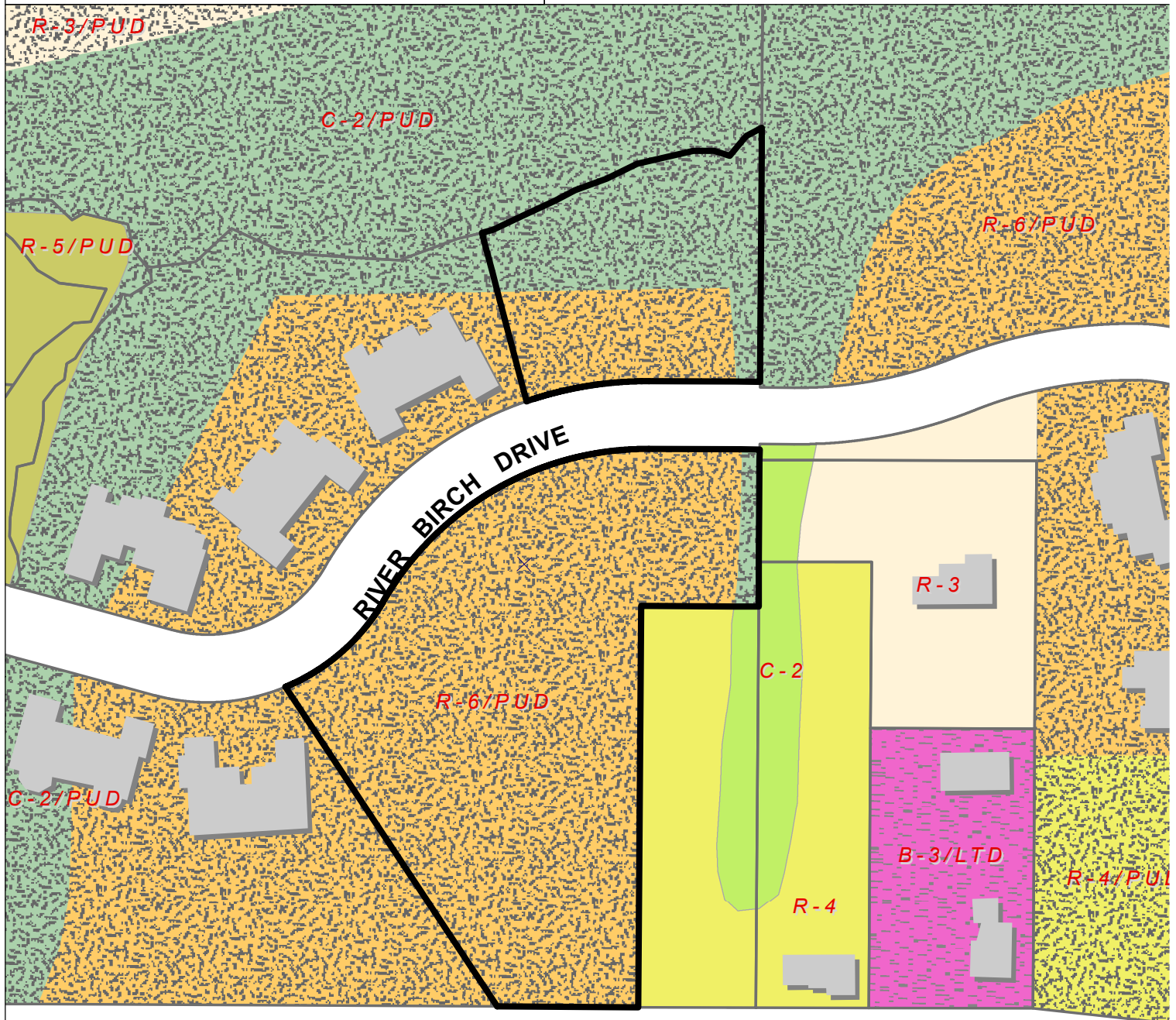
Attachments:
Packet (PDF)

Jim Hoffman for Pine Reserve, LLC

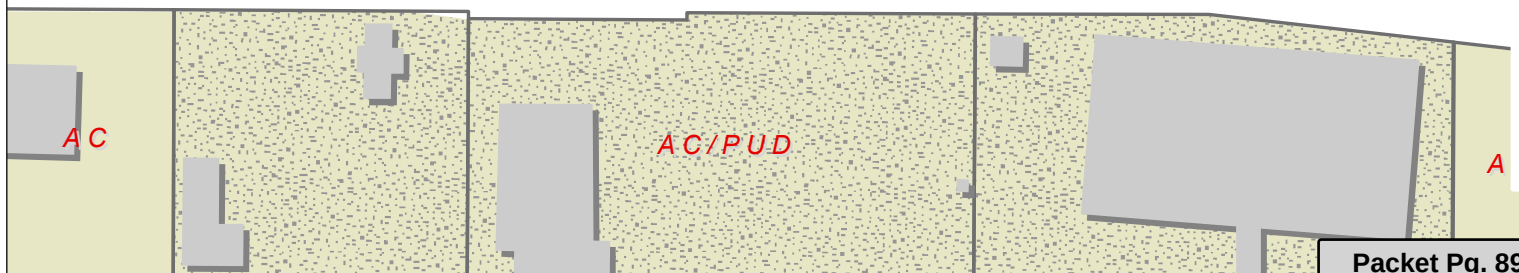
AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

4.b.a



MEQUON ROAD 112N



Attachment: Packet (4020 : Jim Hoffman for Pine Reserve, LLC)

Statement of Purpose

Request to rezone 4 duplex condominium lots (8 units zoned R-6) to 4 fee simple residential lots (4 units R-5) on River Birch Drive in Mequon

James Hoffman purchased 18ac of previously zoned duplex condominium land from Andrew Petzold in 2005.

From 2007 through 2012, 5 duplex Condominiums were built on the site known as Pine Reserve Condominiums. Concurrently, economic conditions drove the real estate market downward.

Responding to changing market conditions and lenders' unwillingness to finance speculative condominiums, Wally Lange rezoned his condominium project east on River Birch Drive and Andrew Petzold rezoned his condominium project west on River Birch Drive.

Wanting (in a perfect world) to finish the project as originally planned, Hoffman has been methodically searching for a developer to purchase the land and build out the remaining condominiums. This search has occurred over time and at each annual meeting of the Pine Reserve Homeowners Association, Hoffman has shared the status of the search with the unit owners. Over time it has become obvious that the realistic solution to the situation is to rezone the land to single family - as was done to the adjacent neighbors properties to the east and west. The unit owners understand the situation and want to have the vacant land built out. It is agreed and understood that the architectural control requirements as stipulated in the original subdivision declarations will remain unchanged.

Written by James Hoffman
February 28, 2019

Attachment: Packet (4020 : Jim Hoffman for Pine Reserve, LLC)

James H. Hoffman Builders, Inc. 4850 North Lake Drive Whitefish Bay, WI 53217 414-559-7150

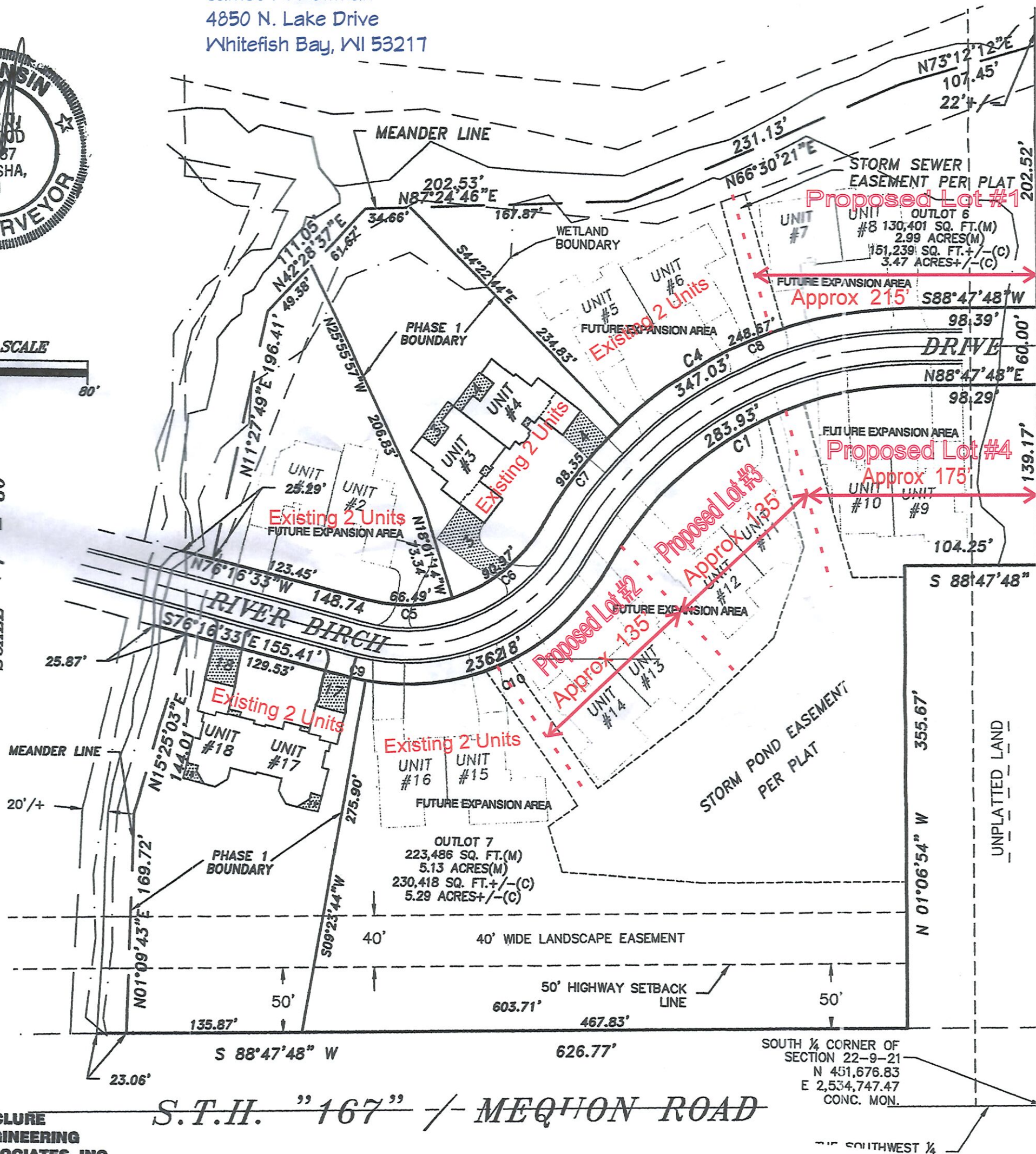
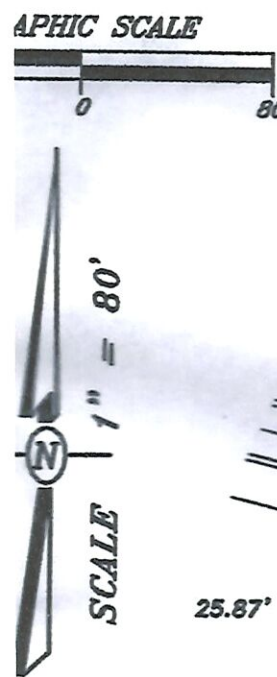
James Hoffman developed the The Pines Subdivision. Hoffman Homes are found in many Mequon Subdivisions: Range Line Valley * Gebhardt Farms * Weyenberg Estates * Park Place * Wyngate Trace * Vintage Estates * Eastwyn Bay * Columbia Reserve * Range Line Estates * River Trail * Riverlake Highland Ridge * Hawks Landing * Hawks Bluff * The Pines * Beechwood Farms * Stonefields * Hickory Hollow * Westchester Lakes * Gazebo Hills * Pine Reserve * Hidden Lake * Hidden Reserve

Vacant Land on River Birch Drive

Propose CSMs to convert 8 condominium sites to 4 single family lots on approx 6+ acres of land

Draft document to facilitate discussion of the proper procedure to accomplish the conversion. Certified land surveyor to prepare final documents.

Owner of Vacant Land:
Pine Reserve, LLC
James H. Hoffman
4850 N. Lake Drive
Whitefish Bay, WI 53217



Attachment: Packet (4020 : Jim Hoffman for Pine Reserve, LLC)

McCLURE
ENGINEERING
ASSOCIATES, INC.
Court, Milwaukee, WI 53225
PROJECT NO. 08-13-04-068
DRAWING: HOFFMAN CONDO 2.DWG
DOCUMENT WAS DRAFTED BY MARK D. NESGOOD. R.I.S.

■ DENOTES LIMITED COMMONS

Colored Overlay Details Represent
Draft Document dated Feb 28, 2019

1 B41 ACS

Attachment: Packet (4020 : Jim Hoffman for Pine Reserve, LLC)

Packet Pg. 92





11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: April 8, 2019
SUBJECT: David Hoff for Dave Schenker. The applicant is seeking preliminary condo plat, development agreement, fill permit and specimen tree removal to allow for 6 condominiums for the properties located at 10950 & 10922 N. Cedarburg Road (Riverway Condominium).

Applicant:	Hoff Group
Status of Applicant:	Offer to Purchase
Requested:	Preliminary Condo Plat Development Agreement Specimen Tree Removal
Existing Zoning:	B-3 (Office) FW (Floodway) FFO (Flood Fringe Overlay)
Proposed Zoning:	R-6 (Residential Plex) B-3 (Office) FW (Floodway) FFO (Flood Fringe Overlay) PUD (Planned Unit Development)
Existing Land Use Plan:	Office Critical Environmental
Lot size:	2.89 acres
Location:	10950 & 10922 N. Cedarburg Road
Tax Keyes:	#14-171-00-010.00 & #14-171-00-020.00
District:	#6

Background:

The applicant is seeking preliminary condo plat, development agreement and specimen tree removal approval for a six unit residential condominium development at 10950 N Cedarburg Road. The site currently contains two office buildings and is zoned B-3 (Office). One of the buildings would be razed to make room for the residential development. The rezoning to R-6 (Residential Plex) was approved by the Planning Commission on September 5, 2018. The Common Council will take action on the rezoning April 9, 2019.

Preliminary Condo Plat:

The Preliminary Plat is consistent with the concept plan and shows the six units on the north portion of the lot where the existing office building is located. There is a private driveway that currently exists that would serve the proposed condominiums as well as the existing office

building to the south. The overall site is shown at 2.89 acres with the existing office building condominium occupying 1.39 acres. The six residential units will be located on 1.50 acres which allows for six units based on the R-6 density of 4 units an acre. The units are approximately 2,000 square feet in area and include the ability to add a four season room.

The plat includes a number of waivers that were granted at the time of concept plan approval. The side yard offset to the north property line is shown at 15 feet and to the east property line is shown at eight feet. They are both less than the 20 foot minimum requirement. The plan shows a 43.7% lot coverage requirement for the development which exceeds the 30% requirement. This deviation was approved as part of the PUD.

Development Agreement:

Please see attached draft development agreement authored by Planning and Engineering staff to address the necessary improvements for the development. The development agreement provides the opportunity to construct one (1) model building prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded.

Site Conditions:

The site contains wetlands along the east end of the parcel. The wetland delineation has been approved by the DNR. The applicant is requesting to fill .046 acres of the wetlands that are located on the parcel and on the parcel to the east. The DNR has approved the fill request (see attached letter).

The small portion of the site is designated as Floodway and a large portion of the site is part of the 100 year floodplain. In order to comply with floodplain requirements, the elevation of the buildings must be two feet above the Base Flood Elevation. This will require the addition of two to three feet of fill to a large portion of the site. No disturbance to the Floodway is being proposed. The CLOMR-F was approved by FEMA on January 9, 2019. Since a portion of the driveway is in the floodplain and is located on the parcel to the west, dry land access cannot be achieved. The fire chief has signed a letter stating that wheeled access to the site can be achieved during a flood event (see attached letter).

Specimen Tree Removal:

The City Forester has walked the site and has determined there is one specimen tree that will be impacted by the development. The 20" White Pine is located within the footprint of one the proposed residential units. Since the site is being filled by up to three feet of fill, the relocation of the building would not negate the need to remove the tree. Based on the City Forester's memo, the applicant will be required to provide 15" of replacement trees or donate \$1,500 to the Mequon Tree Fund, which would be used for Urban Forestry projects.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Access to the site is via an existing driveway north of the Highlands at Riverwalk located at 10954 North Cedarburg Road. The driveway has an existing ingress/ egress easement to the subject property.

The project encroaches on the neighboring property to the east (Outlot1). An easement or change in property boundary is required to construct on Outlot 1. The project also encroaches

onto the condo site 1 property to the south. Outlot 1 is owned by the same developer, legal documents were provided to show the ownership.

The site is located within the City's sewer service area and connection to the public utility is required. The plans show a 2" force main connection to an existing sanitary sewer line. The applicant shall provide calculations that show that the system is sized appropriately for the additional flow. The sewer shall be a private force main owned and maintained by the property owners. DSPS and MMSD approval is required for the private interceptor main.

As a condition of approval, the development must connect to the public water main. An 8" public water main is currently located adjacent to the site, and a connection is illustrated on the plans. In order to serve the proposed building, a public main extension and easement will be required. Fire hydrant locations are subject to the review and approval of the Fire Chief. A Water Services Agreement will be required for this project.

The site proposes disturbance of greater than 1 acre, therefore, a storm water management plan (SWMP) for the site is required. The SWMP must be approved by the City of Mequon, MMSD and WDNR, as applicable. A stormwater maintenance and easement agreement is required for this project.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site. The site plan illustrates that fill will be hauled into the site, and as such, a fill permit will be required. The applicant has indicated that the site will require 2,950 cubic yards of fill. Placement of the fill will be reviewed as a part of the grading plan. As a condition of approval, the applicant shall provide documentation of the proposed haul route and a road bond to ensure that any damage attributed to construction traffic is repaired prior to occupancy.

The project contains wetlands. The wetlands were delineated and confirmed by the WDNR. A wetland fill permit and approval is required from the WDNR and ACOE. The fill approval has been received by the WDNR and ACOE. The wetland delineation report was provided to the City. Proposed construction does not meet the City's wetland setback requirements. With final design, the developer shall provide alternative protection for the waiver request to the wetland setback, subject to staff approval.

Staff Recommendation:

Staff recommends approval of the preliminary plat, development agreement, and specimen tree removal subject to the following condition(s):

1. Common Council approval of the rezoning.
2. Common Council approval of the Development Agreement
3. Planning Commission and Common Council approval of the Final Condominium Plat.
4. There shall be no less than 30 feet separation between buildings.
5. The applicant shall be required to provide 15" of replacement trees or donate \$1,500 to the Mequon Tree Fund, which would be used for Urban Forestry projects
6. All plex condominium buildings shall maintain a minimum building setback of 20' from the interior road.
7. The applicant shall submit three different conceptual building designs as part of the Building/Site Plan submittal. No one building design shall be used in more than half of the buildings in the development.

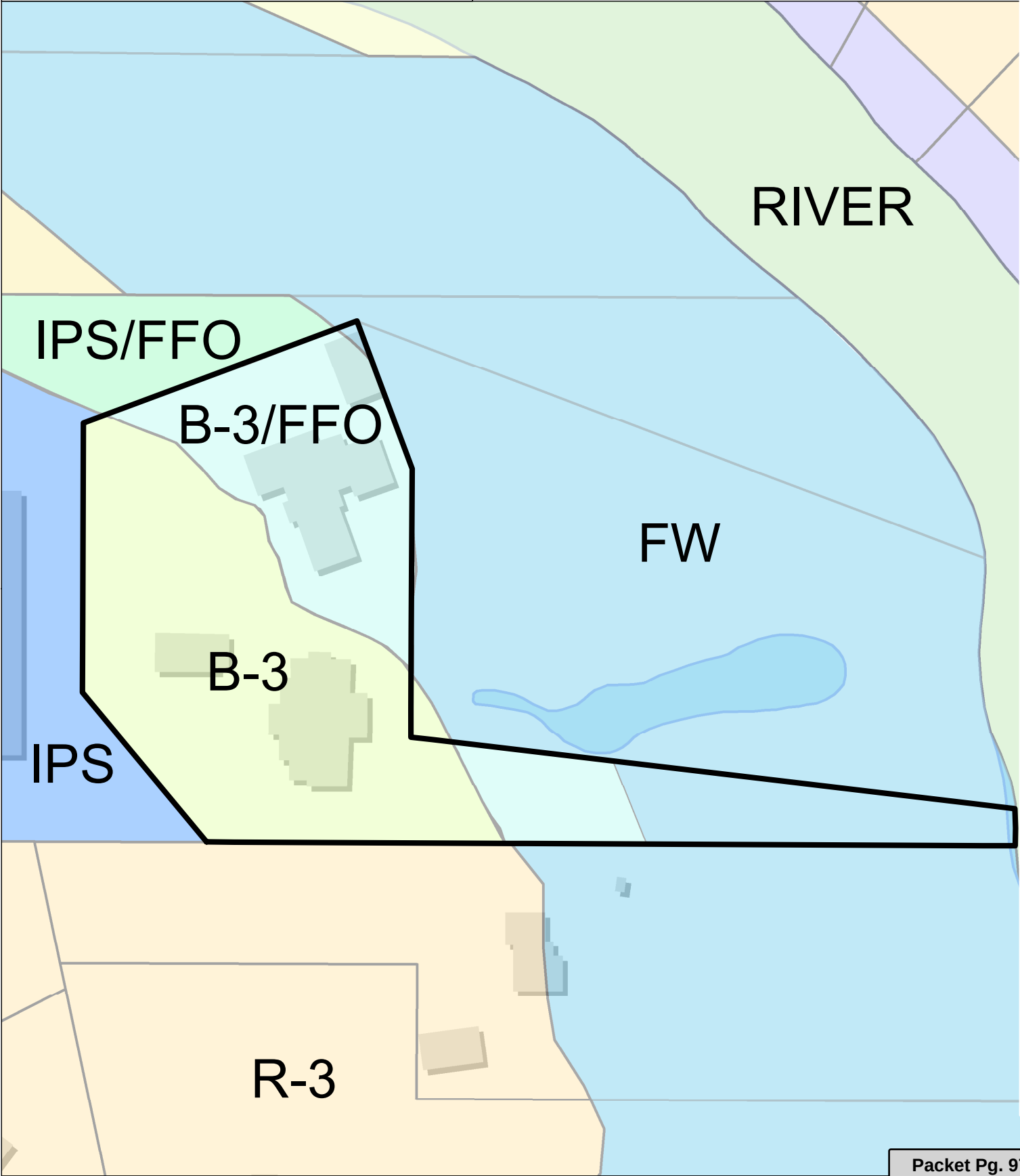
8. The entire property is subject to the City of Mequon Tree Preservation Ordinance.
9. Architectural design of residential buildings shall comply with the attached Exhibits and the Architectural Board's publication entitled "Guidelines for Residential Structures". Applicant shall provide an easement agreement for work on Outlot 1.
10. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
11. Connection to public water and sanitary sewer, subject to staff approval, including the Fire Chief.
12. Applicant shall provide sanitary sewer flow calculations.
13. Sanitary forcemain shall be reviewed and approved by the Department of Safety and Professional Services and MMSD.
14. Extension of the public watermain and execution of the associated Water Service Transfer Agreement and Easement Agreement.
15. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
16. Application for and approval of a City Filling and Excavation Permit.
17. Alternative protection of the wetland shall be provided with final design, subject to staff approval.
18. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
19. The applicant shall provide documentation of the proposed haul route and road bond to ensure that any damage attributed to construction traffic prior to occupancy.
20. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
 Packet (PDF)

David Hoff for
Dave Schenker

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

4.c.a



Attachment: Packet (4021 : David Hoff for Dave Schenker)



11333 N. Cedarburg Rd

Mequon, WI 53092-1930

Phone (262) 236-2913

Fax (262) 238-1580

www.ci.mequon.wi.us

To: Mequon Planning Commission

From: Mike Gies, Parks and Forestry Superintendent

Date: April 3, 2019

Subject: Tree Removal (10950 Cedarburg Road) (Hoff Group)

Background: The applicant is requesting removal of (1) specimen tree located at 10950 Cedarburg Road. The tree is a White Pine located in the rear of the property and is approximately (20" DBH).

Analysis: The overall condition of the White Pine is good with an overall canopy thinning due to shading of other trees. It was also noted that the tree is in an area that appears lower, with a higher than normal moisture content due to its proximity to the river and the soil composition. This lack of oxygenated soil directly correlates to the thinning of the canopy.

Recommendation: The Forestry Division recommends removal of the White Pine based on the grading that will be necessary for the development. The applicant is planning to regrade the development location with approximately 3' of fill; this in combination with the existing condition of the tree are the reasons for the recommendation for removal. Given the trees proximity to the proposed work, protection or preservation could not be done. Should Planning Commission grant approval of the current proposal for grading and construction, the Forestry Division recommends removal of the White Pine in conjunction with the scope of that work.

Should the Planning Commission approve the removal of the (20") White Pine, the applicant would be responsible for replacing 75% of the diameter of the White Pine after construction is completed. This would equal (15") of replacement trees, which equates to 5 trees of at least 3" caliper approved by the forester. In lieu of planting, the owner could donate \$1,500 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$1,500 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the city forester.

Thank you,

Mike Gies – Parks and Forestry Superintendent

Attachment: Packet (4021 : David Hoff for Dave Schenker)

VIA HAND DELIVERY

March 6, 2019

Mr. Jac Zader
Assistant Director of Community Development
11333 N. Cedarburg Road
Mequon, WI 53092

**RE: Schenker Property
2.9 Acre parcel in Mequon Wisconsin
10950 N. Cedarburg Road**

Dear Jac:

The Hoff Group is a local development and construction company located in Fox Point Wisconsin. We have been developing and constructing high-quality real estate since 1998.

Our firm is representing Advantus Corporation who owns the property located at 10950 N. Cedarburg Road and certain adjacent parcels and outlot. The referenced property is currently improved with an office building and a free-standing garage which is partially occupied by a small computer consulting firm. Adjacent to this building is a dilapidated single-story office and detached garage, both of which are beyond repair and located partially within the 100-year flood plain. The property is currently zoned B-3 under the City of Mequon zoning ordinance.

Advantus desires to demolish the dilapidated buildings and redevelop this site. They have previously engaged a brokerage company to find tenants for this site but to date they have not found any interest. Although zoned B-3 "Office and Service Business District", this site does not have any frontage on or visibility from Cedarburg Road, has very little opportunity for signage on Cedarburg Road, and is located on a small driveway which serves the underground parking garages associated with Highlands at Riverwalk Apartments. The site is very secluded and surrounded by mature woods.

Permitted uses in the B-3 district include professional offices such as medical, accounting, architectural, financial, public services, et cetera. Since there are no such businesses desiring to occupy such a secluded site, Advantus has decided to move their corporate offices into one of the office buildings as an alternative to tearing it down.

The redevelopment of the dilapidated building site would involve introducing a new use that will thrive on the secluded setting this property offers. Our vision for this redevelopment includes a tight-knit residential side-by-side condominium project that offers three buildings with attached garages totaling 6 units. Conceptual redevelopment plans have been presenting to the Plan Commission previously.

69388 N. Santa Monica Blvd

Fox Point, WI 53217

Phone: 414-228-3613

E-mail davidh@northtrack.org

Fax 414-228-3600

THEHOFFGROUP

ARCHITECTURE | PROJECT MANAGEMENT | DEVELOPMENT

Mr. Jac Zader
March 6, 2019
Page Two

It is our firm belief, based on input from the brokerage community as well as others, that a residential condominium development will be successful on this site where business users have no interest. This site is quite small in size and will require a re-zoning to R-6 Suburban Residential Attached District with a PUD overlay.

We also believe that if we were to build an office development on this site that the traffic generated from a 20,000 sf class A office would be in the range of 80 trips two to four times per day, or 160 to 320 trips each day. By contrast, the proposed 6-unit condominium development may generate between 12 to 24 trips per day.

Our proposal will replace a blighted property with a development estimated to have a value in the neighborhood of \$2,700,000. We are not asking for a subsidy of any kind. Please see the attached Plan Commission application for preliminary plat, filling, and development agreement approval.

Thank you.

THE HOFF GROUP

Handwritten signature of David J. Hoff in blue ink, consisting of a stylized 'd' and 'h' followed by the name 'David J. Hoff'.

David J. Hoff AIA
President

cc. David Schenker, Advantus Corp

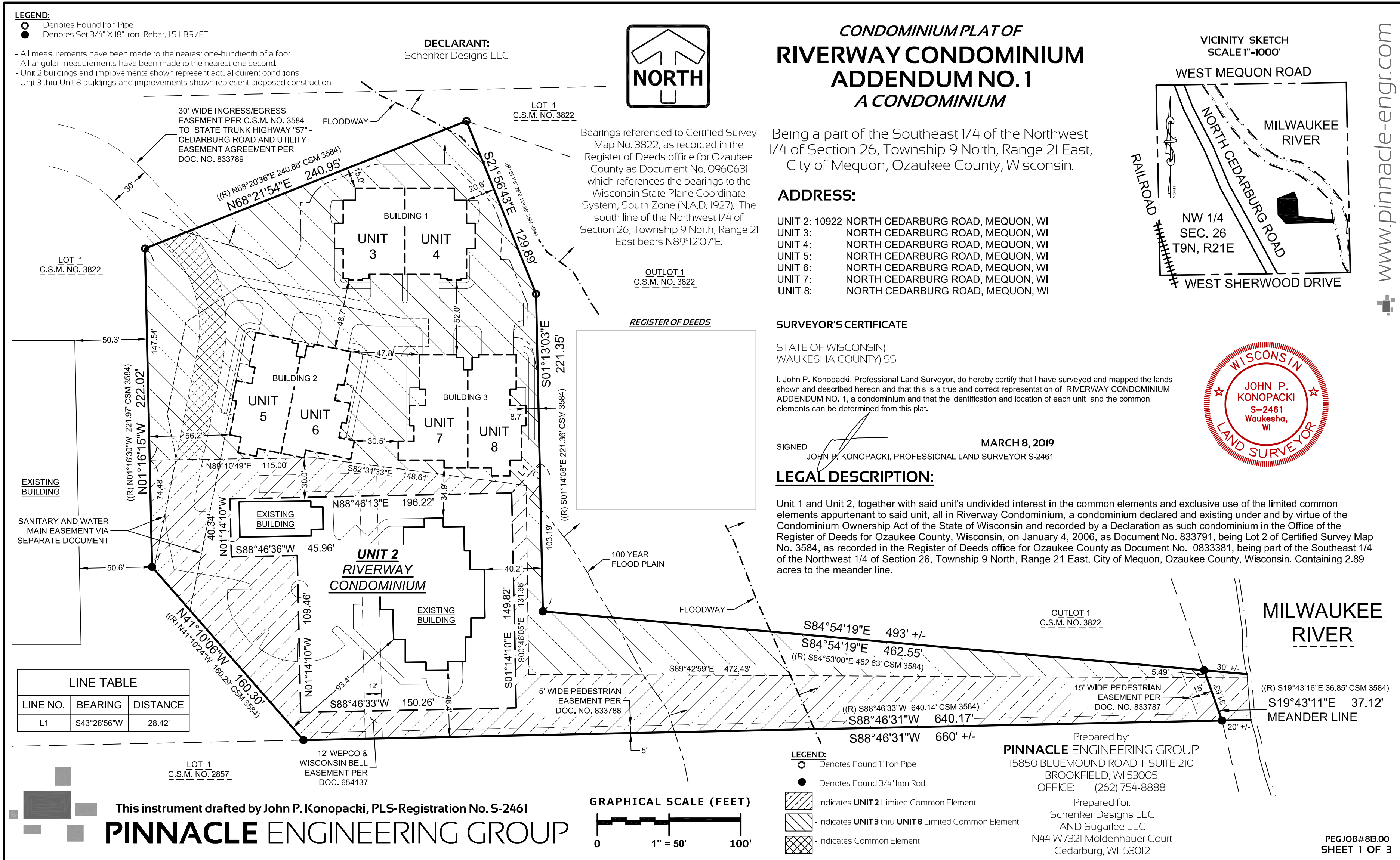
Enclosures

DJH/jlf

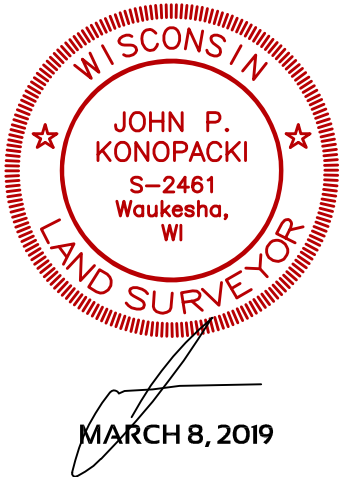
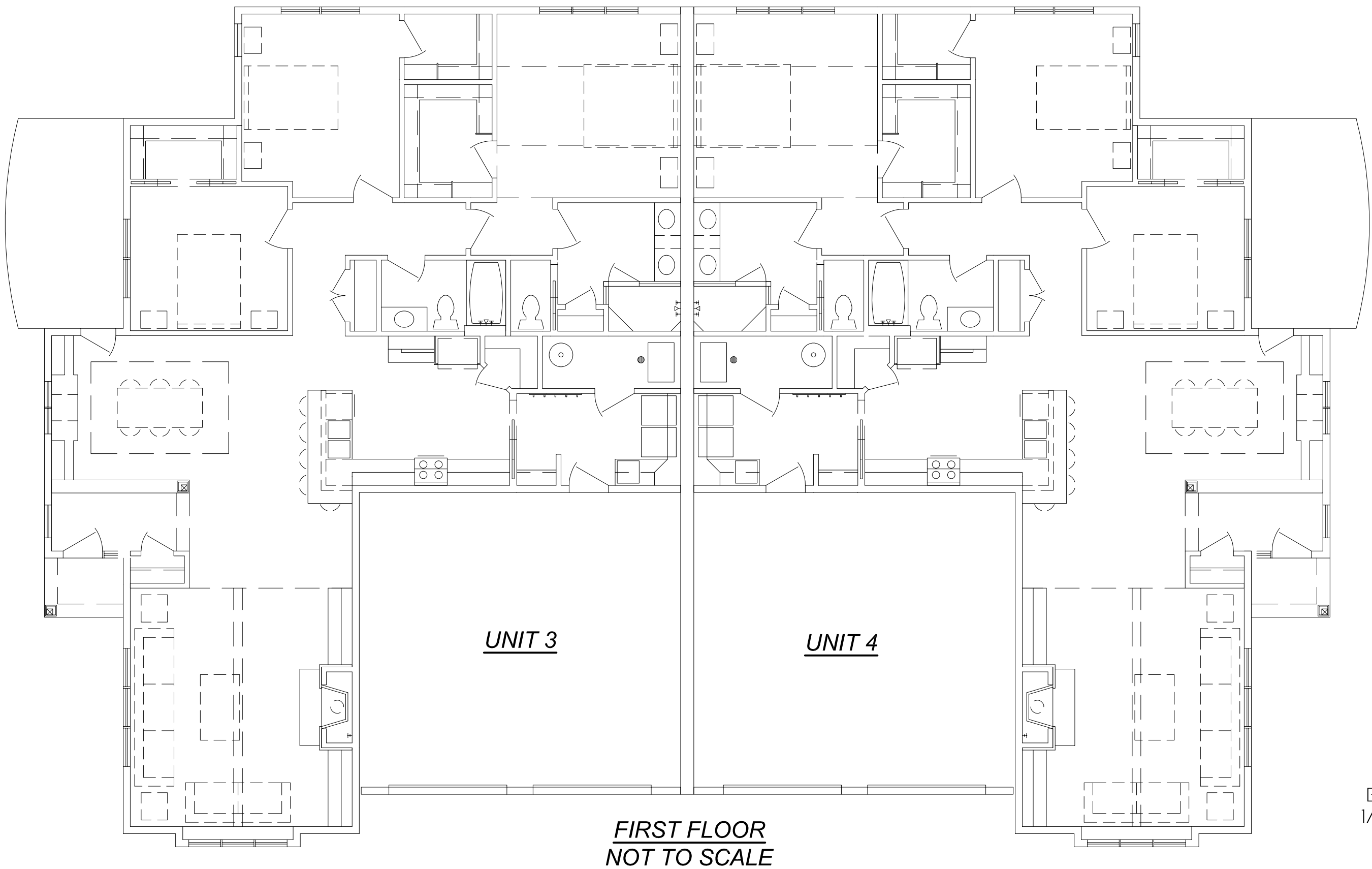
Attachment: Packet (4021 : David Hoff for Dave Schenker)

Preliminary

03/08/2019 12:14:28 PM

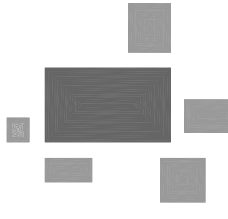


Preliminary
03/08/2019 12:14:38 PM



CONDOMINIUM PLAT OF
RIVERWAY CONDOMINIUM
ADDENDUM NO. 1
A CONDOMINIUM

Being a part of the Southeast 1/4 of the Northwest
1/4 of Section 26, Township 9 North, Range 21 East,
City of Mequon, Ozaukee County, Wisconsin.

 This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

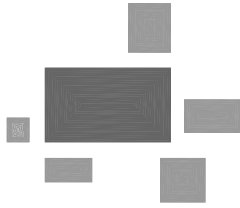
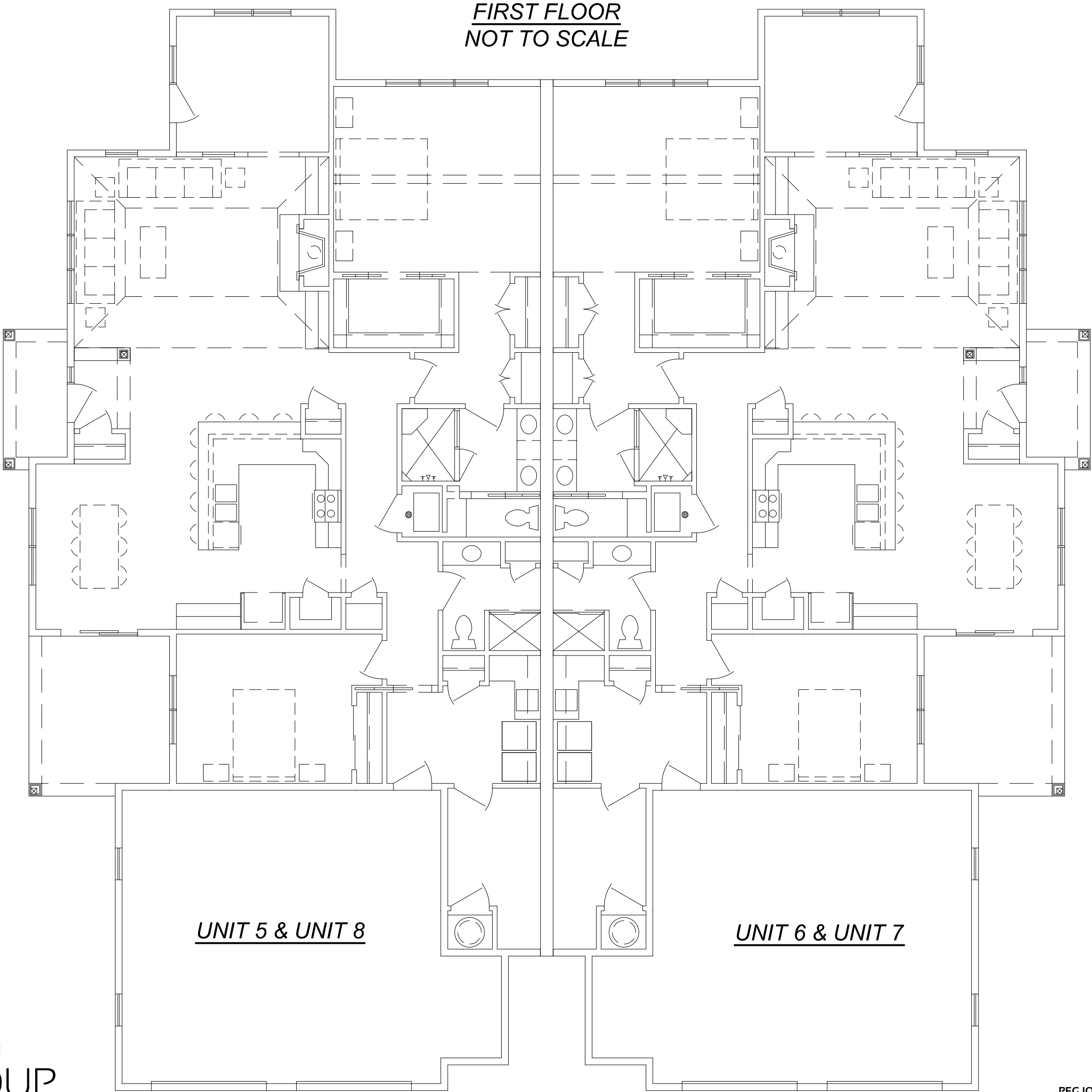
NOTES:
- Buildings shown represent proposed construction.
- Square foot areas are approximate, taken from
architectural plans of record, not measured as-built and
do not include possible changes requested by purchaser.

PEG JOB#813.00
SHEET 2 OF 3

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CONDOMINIUM PLAT OF
RIVERWAY CONDOMINIUM
ADDENDUM NO. 1
A CONDOMINIUM

Being a part of the Southeast 1/4 of the Northwest
1/4 of Section 26, Township 9 North, Range 21 East,
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NOTES:
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measured as-built and do not include possible changes requested by purchaser.
- Unit Foundations and Floor Plans may be mirrored in combinations according to Sheet I.

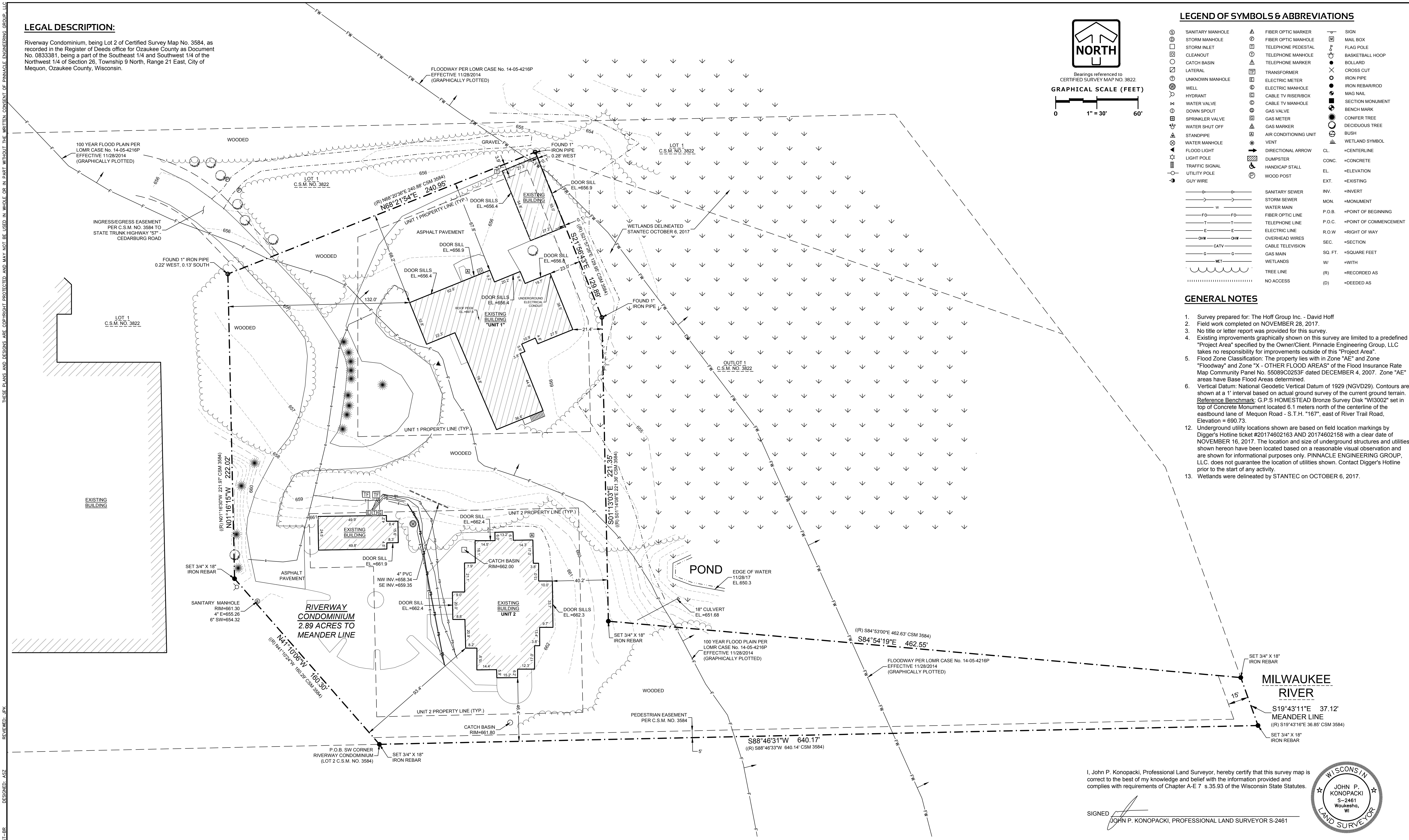
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PEG JOB#813.00
SHEET 3 OF 3

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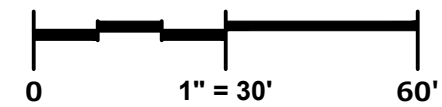
LEGAL DESCRIPTION:

Riverway Condominium, being Lot 2 of Certified Survey Map No. 3584, as recorded in the Register of Deeds office for Ozaukee County as Document No. 0833381, being a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 26, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.



Bearings referenced to
CERTIFIED SURVEY MAP NO. 3822.

GRAPHICAL SCALE (FEET)

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- SANITARY MANHOLE - STORM MANHOLE - CLEANOUT - CATCH BASIN - LATERAL - UNKNOWN MANHOLE - WELL - HYDRANT - WATER VALVE - DOWN SPOUT - SPRINKLER VALVE - WATER SHUT OFF - STANDPIPE - WATER MANHOLE - FLOOD LIGHT - LIGHT POLE - TRAFFIC SIGNAL - UTILITY POLE - GUY WIRE	- FIBER OPTIC MARKER - FIBER OPTIC MANHOLE - TELEPHONE PEDESTAL - TELEPHONE MANHOLE - TELEPHONE MARKER - TRANSFORMER - ELECTRIC METER - ELECTRIC MANHOLE - CABLE TV RISER/BOX - CABLE TV MANHOLE - GAS VALVE - GAS METER - GAS MARKER - AIR CONDITIONING UNIT - VENT - DIRECTIONAL ARROW - DUMPSTER - HANDICAP STALL - WOOD POST	- SIGN - MAIL BOX - FLAG POLE - BASKETBALL HOOP - BOLLARD - CROSS CUT - IRON PIPE - IRON REBAR/ROD - MAG NAIL - SECTION MONUMENT - BENCH MARK - CONIFER TREE - DECIDUOUS TREE - BUSH - WETLAND SYMBOL
--	--	---

CL	=CENTERLINE
CONC.	=CONCRETE
EL.	=ELEVATION
EXT.	=EXISTING
INV.	=INVERT
MON.	=MONUMENT
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
R.O.W.	=RIGHT OF WAY
SEC.	=SECTION
SQ. FT.	=SQUARE FEET
W/	=WITH
(R)	=RECORDED AS
(D)	=DEEDED AS

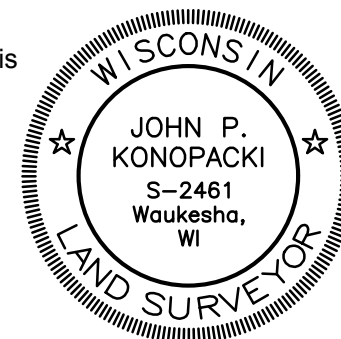
GENERAL NOTES

- Survey prepared for: The Hoff Group Inc. - David Hoff
- Field work completed on NOVEMBER 28, 2017.
- No title or letter report was provided for this survey.
- Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
- Flood Zone Classification: The property lies with in Zone "AE" and Zone "Floodway" and Zone "X - OTHER FLOOD AREAS" of the Flood Insurance Rate Map Community Panel No. 55089C0253F dated DECEMBER 4, 2007. Zone "AE" areas have Base Flood Areas determined.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: G.P.S. HOMESTEAD Bronze Survey Disk "W19002" set in top of Concrete Monument located 6.1 meters north of the centerline of the eastbound lane of Mequon Road - S.T.H. "167", east of River Trail Road, Elevation = 690.73.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20174602163 AND 20174602158 with a clear date of NOVEMBER 16, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Wetlands were delineated by STANTEC on OCTOBER 6, 2017.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED

JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

10922 & 10950 NORTH CEDARBURG ROAD

UNIT 1 AND UNIT 2, RIVERWAY CONDOMINIUM, PART OF THE SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SEC. 26, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

EXISTING PLAT OF SURVEY

REVISIONS

1	Site Plan	08/06/18	5	City Comments	10/24/18
2	Walls / Disturbed Area	08/08/18	6	City Comments	11/26/18
3	FEMA Floodplain	09/04/18			
4	Storm Sewer / Details	09/25/18			

REVISIONS

PEG JOB No. 813.00-WI

PEG PM ASZ

DATE 12/11/17

SCALE 1"=30'

SHEET

1
OF
7

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EXISTING PLAT OF SURVEY

Attachment: Packet (4021, David Hoff for Dave Schenker)

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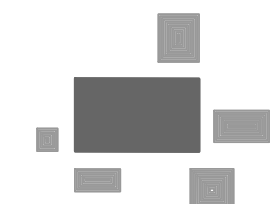
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: JPK

DESIGNED: ASZ

DRAFTED: ST-BR

Z:\PROJECTS\2016\813.00-W\CAD\MASTER\813.00 MASTER.DWG



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DEMOLITION PLAN

REVISIONS					
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PEG JOB No. 813.00-WI	ASZ
PEG PM	
DATE	12/11/17
SCALE	1"=30'

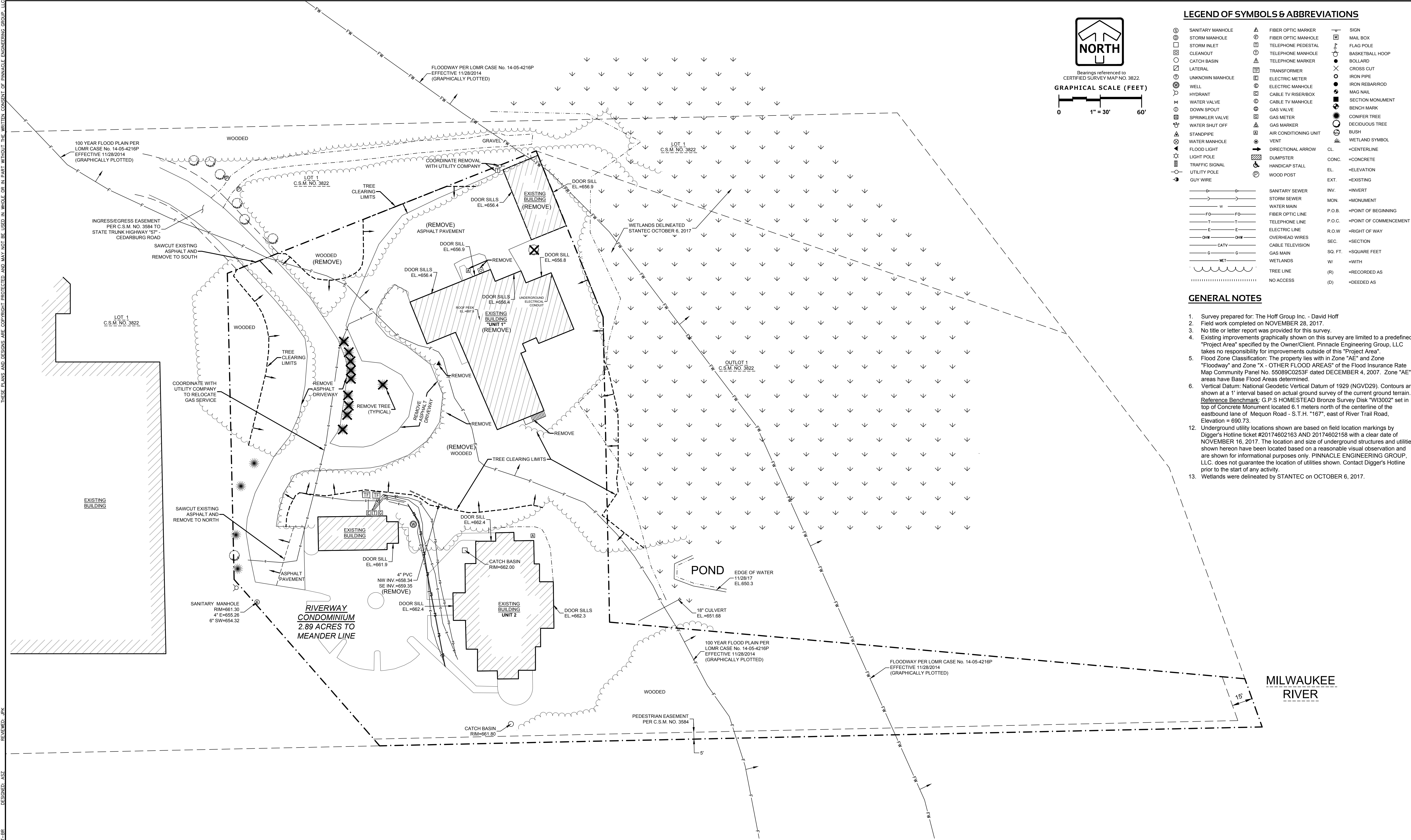
SHEET
2
OF
7

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DEMOLITION PLAN

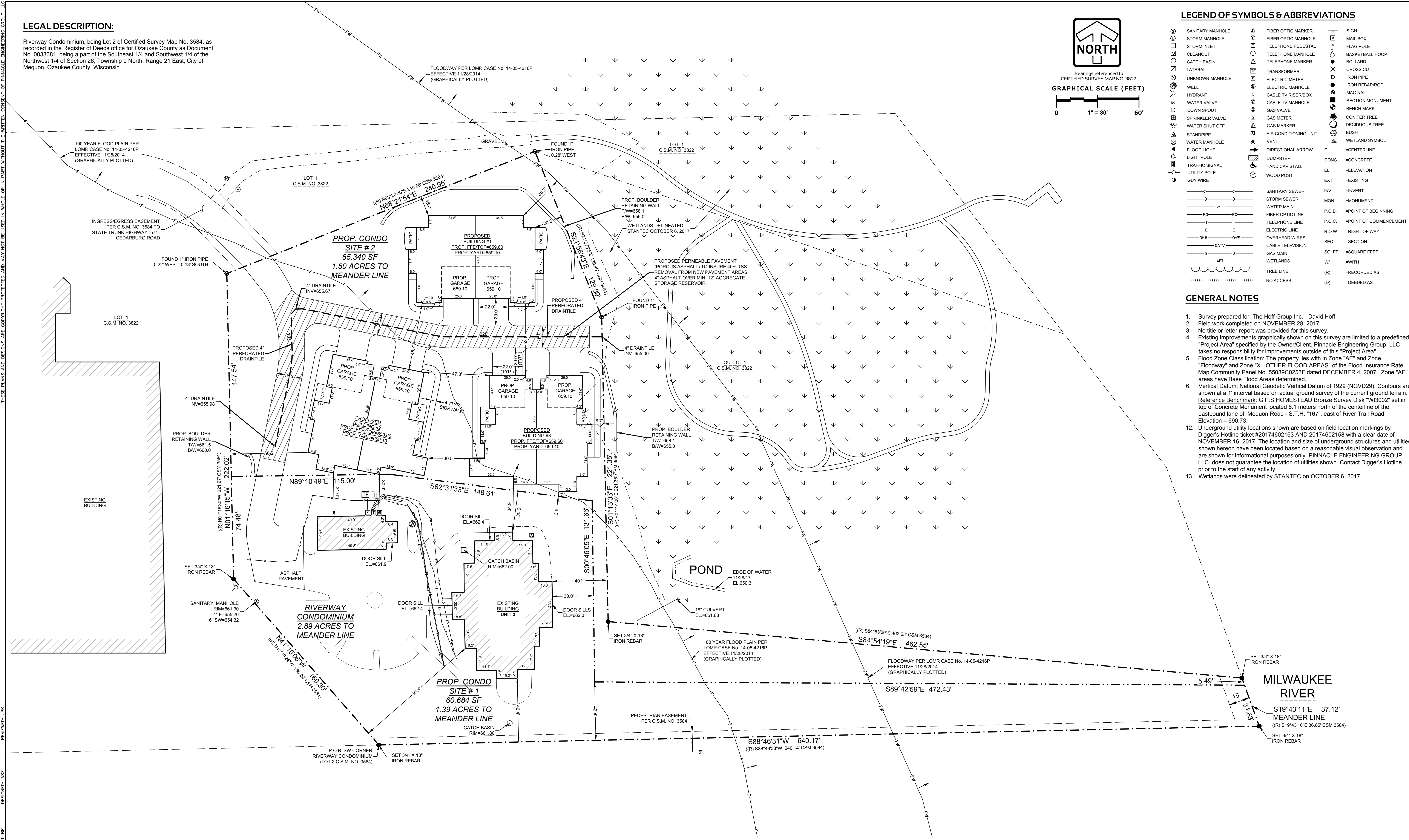
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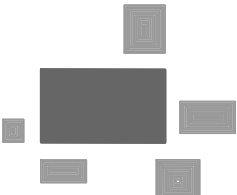
Bearings referenced to
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GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

LEGEND OF SYMBOLS & ABBREVIATIONS

① SANITARY MANHOLE	△ FIBER OPTIC MARKER	— SIGN
② STORM MANHOLE	□ FIBER OPTIC MANHOLE	□ MAIL BOX
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④ CATCH BASIN	⊕ TELEPHONE MANHOLE	⊕ BASKETBALL HOOP
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⑩ DOWN SPOUT	⊕ CABLE TV MANHOLE	⊕ SECTION MONUMENT
⑪ SPRINKLER VALVE	⊕ GAS VALVE	⊕ BENCH MARK
⑫ WATER SHUT OFF	⊕ GAS METER	⊕ CONIFER TREE
⑬ STANDPIPE	⊕ GAS MARKER	⊕ DECIDUOUS TREE
⑭ WATER MANHOLE	⊕ AIR CONDITIONING UNIT	⊕ BUSH
⑮ FLOOD LIGHT	⊕ VENT	⊕ WETLAND SYMBOL
⑯ LIGHT POLE	→ DIRECTIONAL ARROW	CL. =CENTERLINE
⑰ TRAFFIC SIGNAL	⊕ DUMPSTER	CONC. =CONCRETE
⑱ UTILITY POLE	⊕ HANDICAP STALL	EL. =ELEVATION
⑲ GUY WIRE	⊕ WOOD POST	EXT. =EXISTING
→ SANITARY SEWER	→ STORM SEWER	INV. =INVERT
→ WATER MAIN	→ FIBER OPTIC LINE	MON. =MONUMENT
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UNIT 1 AND UNIT 2, RIVERWAY CONDOMINIUM, PART OF THE SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SEC. 26, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

PROPOSED
SITE PLAN

REVISIONS

1	Site Plan	08/06/18	5	City Comments	10/24/18
2	Walls / Disturbed Area	08/08/18	6	City Comments	11/26/18
3	FEMA Floodplain	09/04/18			
4	Storm Sewer / Details	09/25/18			

PEG JOB No. 813.00-WI
PEG PM ASZ
DATE 12/11/17
SCALE 1"=30'

SHEET
3
OF
7

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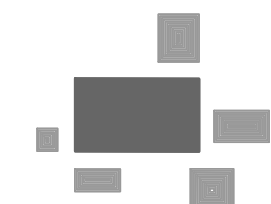
REVIEWED: JPK

DESIGNED: ASZ

ST-BR

DRAFTED: ST-BR

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PLAN | DESIGN | DELIVER

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GRADING PLAN

REVISIONS					
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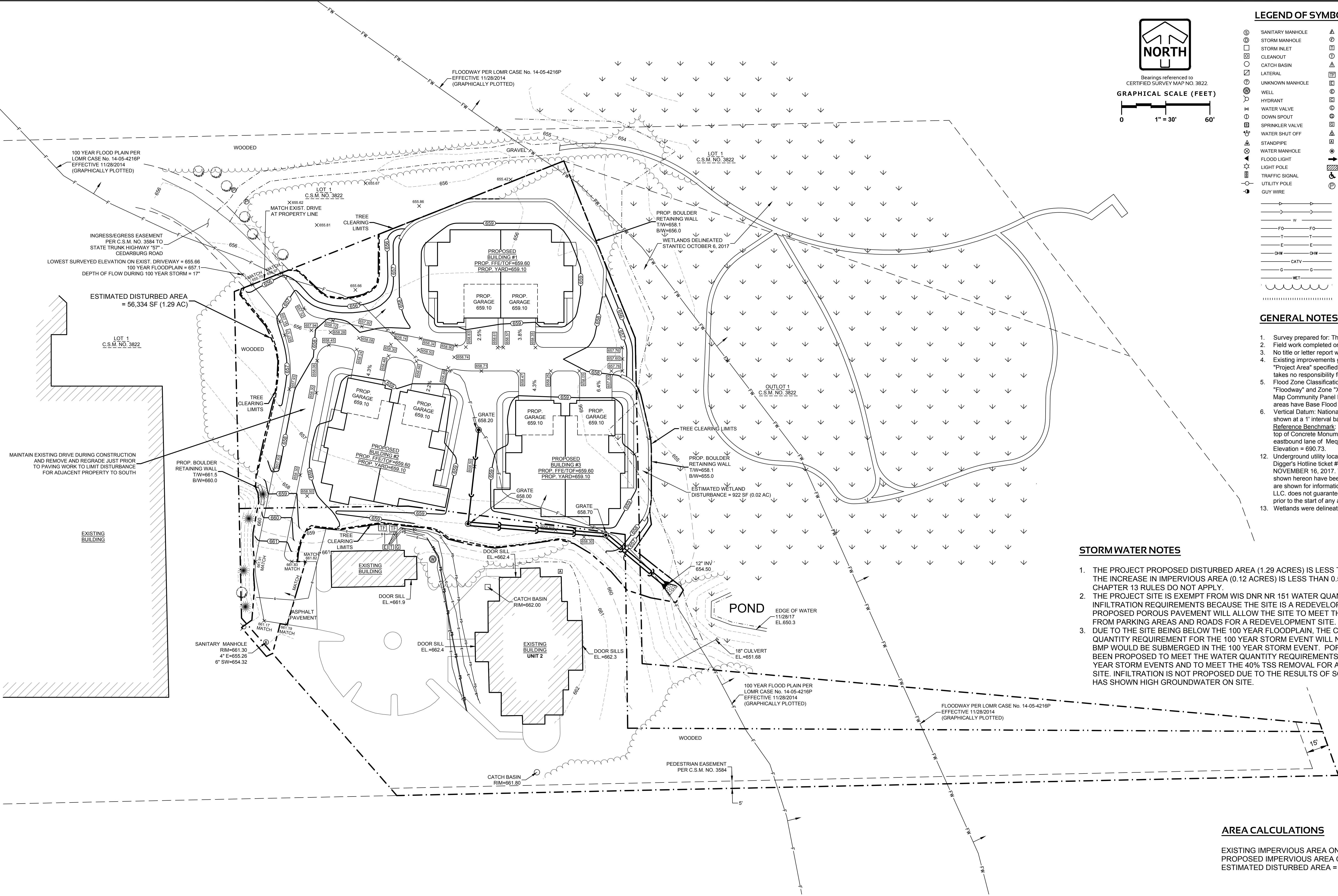
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GRADING PLAN

Attachment: Packet (4021 : David Hoff for Dave Schenker)

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NORTH

Bearings referenced to
CERTIFIED SURVEY MAP NO. 3822.

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

LEGEND OF SYMBOLS & ABBREVIATIONS

③ SANITARY MANHOLE	△ FIBER OPTIC MARKER	— SIGN
④ STORM MANHOLE	□ FIBER OPTIC MANHOLE	— MAIL BOX
⑤ STORM INLET	□ TELEPHONE PEDESTAL	— FLAG POLE
⑥ CLEANOUT	○ TELEPHONE MANHOLE	— BASKETBALL HOOP
⑦ CATCH BASIN	△ TELEPHONE MARKER	— BOLLARD
⑧ LATERAL	□ TRANSFORMER	— CROSS CUT
⑨ UNKNOWN MANHOLE	□ ELECTRIC METER	— IRON PIPE
⑩ WELL	□ ELECTRIC MANHOLE	— IRON REBAR/ROD
⑪ HYDRANT	□ CABLE TV RISER/BOX	— MAG NAIL
⑫ WATER VALVE	□ CABLE TV MANHOLE	— SECTION MONUMENT
⑬ DOWN SPOUT	□ GAS VALVE	— BENCH MARK
⑭ SPRINKLER VALVE	□ GAS METER	— CONIFER TREE
⑮ WATER SHUT OFF	△ GAS MARKER	— DECIDUOUS TREE
⑯ STANDPIPE	□ AIR CONDITIONING UNIT	— BUSH
⑰ SANITARY MANHOLE	□ VENT	— WETLAND SYMBOL
⑱ FLOOD LIGHT	→ DIRECTIONAL ARROW	CL. =CENTERLINE
⑲ LIGHT POLE	□ DUMPSTER	CONC. =CONCRETE
⑳ TRAFFIC SIGNAL	□ HANDICAP STALL	EL. =ELEVATION
㉑ UTILITY POLE	□ WOOD POST	EXT. =EXISTING
㉒ GUY WIRE		INV. =INVERT
— SANITARY SEWER		MON. =MONUMENT
— STORM SEWER		P.O.B. =POINT OF BEGINNING
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— FIBER OPTIC LINE		R.O.W. =RIGHT OF WAY
— TELEPHONE LINE		SEC. =SECTION
— ELECTRIC LINE		SQ. FT. =SQUARE FEET
— OVERHEAD WIRES		W/ =WITH
— CABLE TELEVISION		(R) =RECORDED AS
— GAS MAIN		(D) =DEEDED AS
— WETLANDS		
— TREE LINE		
— NO ACCESS		

- GENERAL NOTES
1. Survey prepared for: The Hoff Group Inc. - David Hoff

2. Field work completed on NOVEMBER 28, 2017.

3. No title or letter report was provided for this survey.

4. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".

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12. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20174602163 AND 20174602158 with a clear date of NOVEMBER 16, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

13. Wetlands were delineated by STANTEC on OCTOBER 6, 2017.

- STORM WATER NOTES
1. THE PROJECT PROPOSED DISTURBED AREA (1.29 ACRES) IS LESS THAN 2 ACRES AND THE INCREASE IN IMPERVIOUS AREA (0.12 ACRES) IS LESS THAN 0.5 ACRES SO MMSD CHAPTER 13 RULES DO NOT APPLY.

2. THE PROJECT SITE IS EXEMPT FROM WIS DNR NR 151 WATER QUANTITY AND INFILTRATION REQUIREMENTS BECAUSE THE SITE IS A REDEVELOPMENT SITE. THE PROPOSED POROUS PAVEMENT WILL ALLOW THE SITE TO MEET THE 40% TSS REMOVAL FROM PARKING AREAS AND ROADS FOR A REDEVELOPMENT SITE.

3. DUE TO THE SITE BEING BELOW THE 100 YEAR FLOODPLAIN, THE CITY WATER QUANTITY REQUIREMENT FOR THE 100 YEAR STORM EVENT WILL NOT BE MET. ANY BMP WOULD BE SUBMERGED IN THE 100 YEAR STORM EVENT. POROUS PAVEMENT HAS BEEN PROPOSED TO MEET THE WATER QUANTITY REQUIREMENTS FOR THE 2 AND 10 YEAR STORM EVENTS AND TO MEET THE 40% TSS REMOVAL FOR A REDEVELOPMENT SITE. INFILTRATION IS NOT PROPOSED DUE TO THE RESULTS OF SOIL TESTING WHICH HAS SHOWN HIGH GROUNDWATER ON SITE.

AREA CALCULATIONS

EXISTING IMPERVIOUS AREA ON PROP. LOT 2 = 23,463 SF (0.54 AC)
PROPOSED IMPERVIOUS AREA ON PROP. LOT 2 = 28,581 SF (0.66 AC)
ESTIMATED DISTURBED AREA = 56,334 SF (1.29 AC)

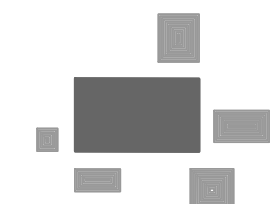
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REVIEWED: JPK

DESIGNED: ASZ

ST-BR

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EROSION CONTROL
PLAN

REVISIONS					
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2	Walls / Disturbed Area	08/08/18	6	City Comments	11/26/18
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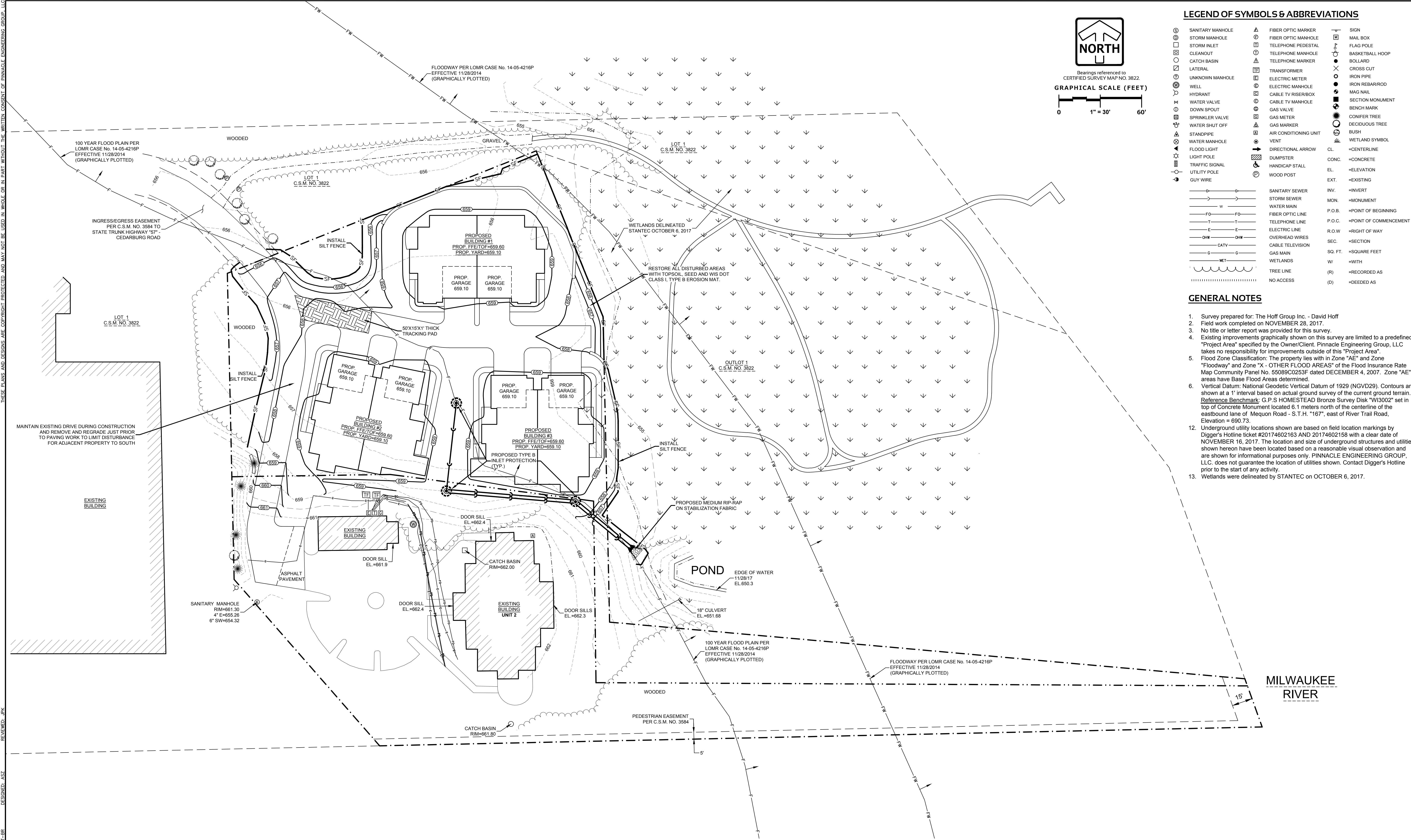
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EROSION CONTROL PLAN

Attachment: Packet (4021: David Hoff for Dave Schenker)

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NORTH

Bearings referenced to
CERTIFIED SURVEY MAP NO. 3822.

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

LEGEND OF SYMBOLS & ABBREVIATIONS

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	STORM MANHOLE		FIBER OPTIC MANHOLE		MAIL BOX
	STORM INLET		TELEPHONE PEDESTAL		FLAG POLE
	CLEANOUT		TELEPHONE MANHOLE		BASKETBALL HOOP
	CATCH BASIN		TELEPHONE MARKER		BOLLARD
	LATERAL		TRANSFORMER		CROSS CUT
	UNKNOWN MANHOLE		ELECTRIC METER		IRON PIPE
	WELL		ELECTRIC MANHOLE		IRON REBAR/ROD
	HYDRANT		CABLE TV RISER/BOX		MAG NAIL
	WATER VALVE		CABLE TV MANHOLE		SECTION MONUMENT
	DOWN SPOUT		GAS VALVE		BENCH MARK
	SPRINKLER VALVE		GAS METER		CONIFER TREE
	WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE
	STANDPIPE		AIR CONDITIONING UNIT		BUSH
	WATER MANHOLE		VENT		WETLAND SYMBOL
	FLOOD LIGHT		DIRECTIONAL ARROW	CL	=CENTERLINE
	LIGHT POLE		DUMPSTER	CONC.	=CONCRETE
	TRAFFIC SIGNAL		HANDICAP STALL	EL	=ELEVATION
	UTILITY POLE		WOOD POST	EXT.	=EXISTING
	GUY WIRE			INV.	=INVERT
	SANITARY SEWER			MON.	=MONUMENT
	STORM SEWER			P.O.B.	=POINT OF BEGINNING
	WATER MAIN			P.O.C.	=POINT OF COMMENCEMENT
	FIBER OPTIC LINE			R.O.W.	=RIGHT OF WAY
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	ELECTRIC LINE			SQ. FT.	=SQUARE FEET
	OVERHEAD WIRES			W/	=WITH
	CABLE TELEVISION			(R)	=RECORDED AS
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	NO ACCESS				

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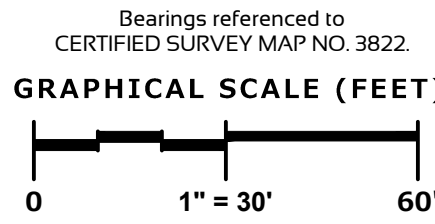
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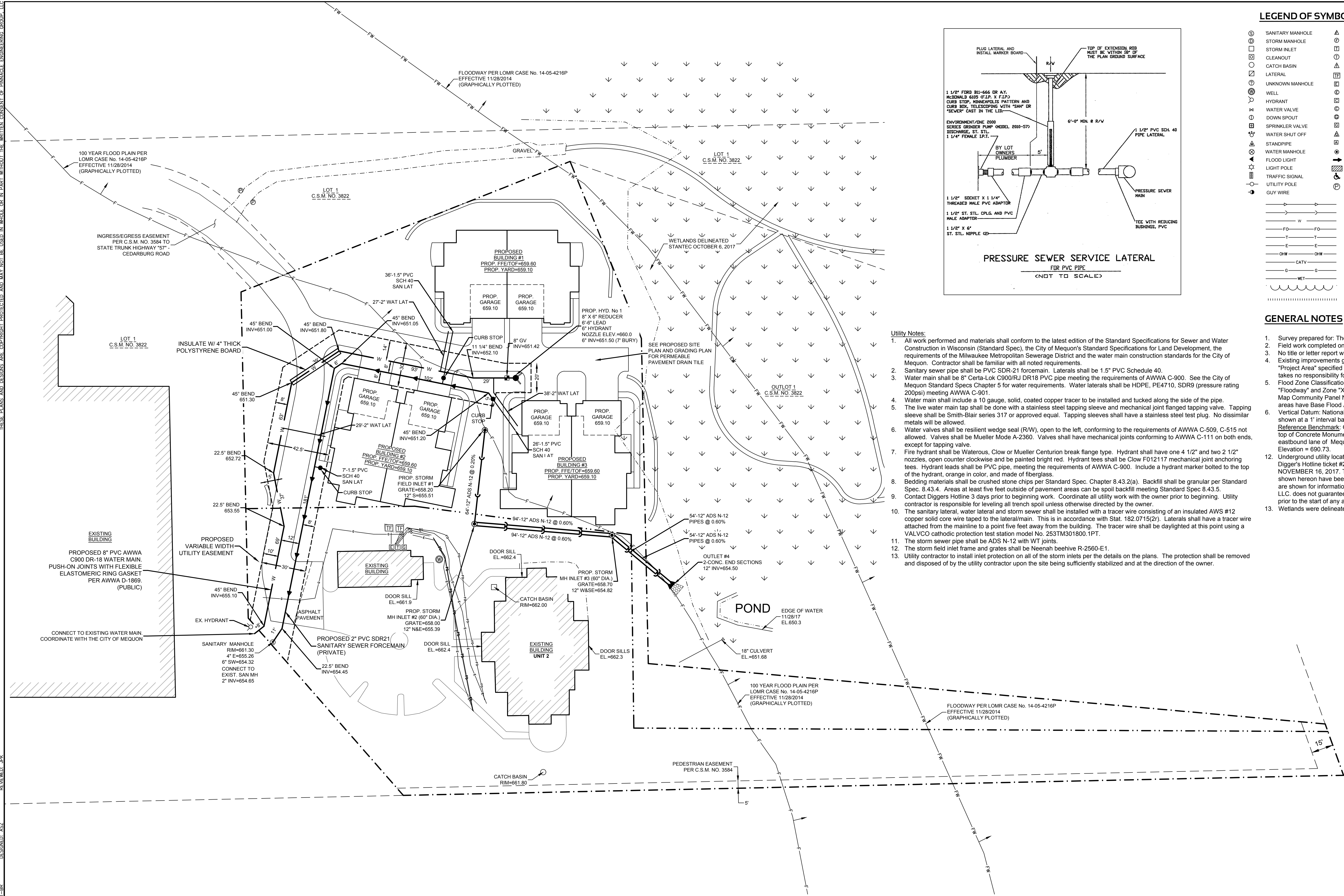
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- Utility Notes:
- All work performed and materials shall conform to the latest edition of the Standard Specifications for Sewer and Water Construction in Wisconsin (Standard Spec), the City of Mequon's Standard Specifications for Land Development, the requirements of the Milwaukee Metropolitan Sewerage District and the water main construction standards for the City of Mequon. Contractor shall be familiar with all noted requirements.
 - Sanitary sewer pipe shall be PVC SDR-21 for mainline. Laterals shall be 1.5" PVC Schedule 40.
 - Water main shall be 8" Cer-Lok C900/RJ DR18 PVC pipe meeting the requirements of AWWA C-900. See the City of Mequon Standard Specs Chapter 5 for water requirements. Water laterals shall be HDPE, PE4710, SDR9 (pressure rating 200psi) meeting AWWA C-901.
 - Water main shall include a 10 gauge, solid, coated copper tracer to be installed and tucked along the side of the pipe.
 - The live water main tap shall be done with a stainless steel tapping sleeve and mechanical joint flanged tapping valve. Tapping sleeve shall be Smith-Blair series 317 or approved equal. Tapping sleeves shall have a stainless steel test plug. No dissimilar metals will be allowed.
 - Water valves shall be resilient wedge seal (R/W), open to the left, conforming to the requirements of AWWA C-509, C-515 not allowed. Valves shall be Mueller Mode A-2360. Valves shall have mechanical joints conforming to AWWA C-111 on both ends, except for tapping valve.
 - Fire hydrant shall be Watrous, Clow or Mueller Centurion break flange type. Hydrant shall have one 4 1/2" and two 2 1/2" nozzles, open counter clockwise and be painted bright red. Hydrant tees shall be Clow F012117 mechanical joint anchoring tees. Hydrant leads shall be PVC pipe, meeting the requirements of AWWA C-900. Include a hydrant marker bolted to the top of the hydrant, orange in color, and made of fiberglass.
 - Bedding materials shall be crushed stone chips per Standard Spec. Chapter 8.43.2(a). Backfill shall be granular per Standard Spec. 8.43.4. Areas at least five feet outside of pavement areas can be spoil backfill meeting Standard Spec 8.43.5.
 - Contact Diggers Hotline 3 days prior to beginning work. Coordinate all utility work with the owner prior to beginning. Utility contractor is responsible for leveling all trench spoil unless otherwise directed by the owner.
 - The sanitary lateral, water lateral and storm sewer shall be installed with a tracer wire consisting of an insulated AWS #12 copper solid core wire taped to the lateral/main. This is in accordance with Stat. 162.0715(2r). Laterals shall have a tracer wire attached from the mainline to a point five feet away from the building. The tracer wire shall be daylighted at this point using a VALVCO cathodic protection test station model No. 253TM301800.1PT.
 - The storm sewer pipe shall be ADS N-12 with WT joints.
 - The storm field inlet frame and grates shall be Neenah beehive R-2560-E1.
 - Utility contractor to install inlet protection on all of the storm inlets per the details on the plans. The protection shall be removed and disposed of by the utility contractor upon the site being sufficiently stabilized and at the direction of the owner.



MILWAUKEE
RIVER



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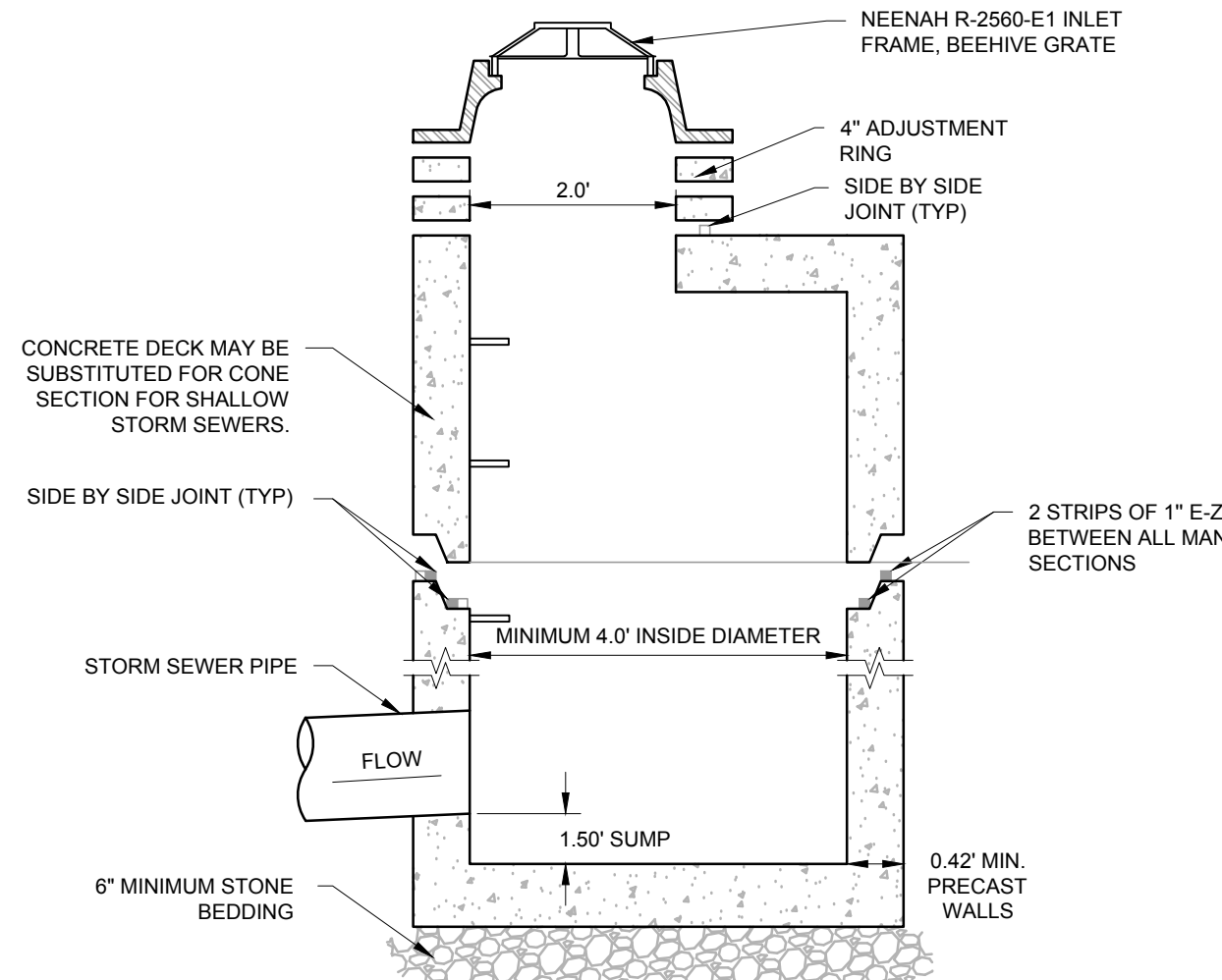
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DESIGNED: ASZ

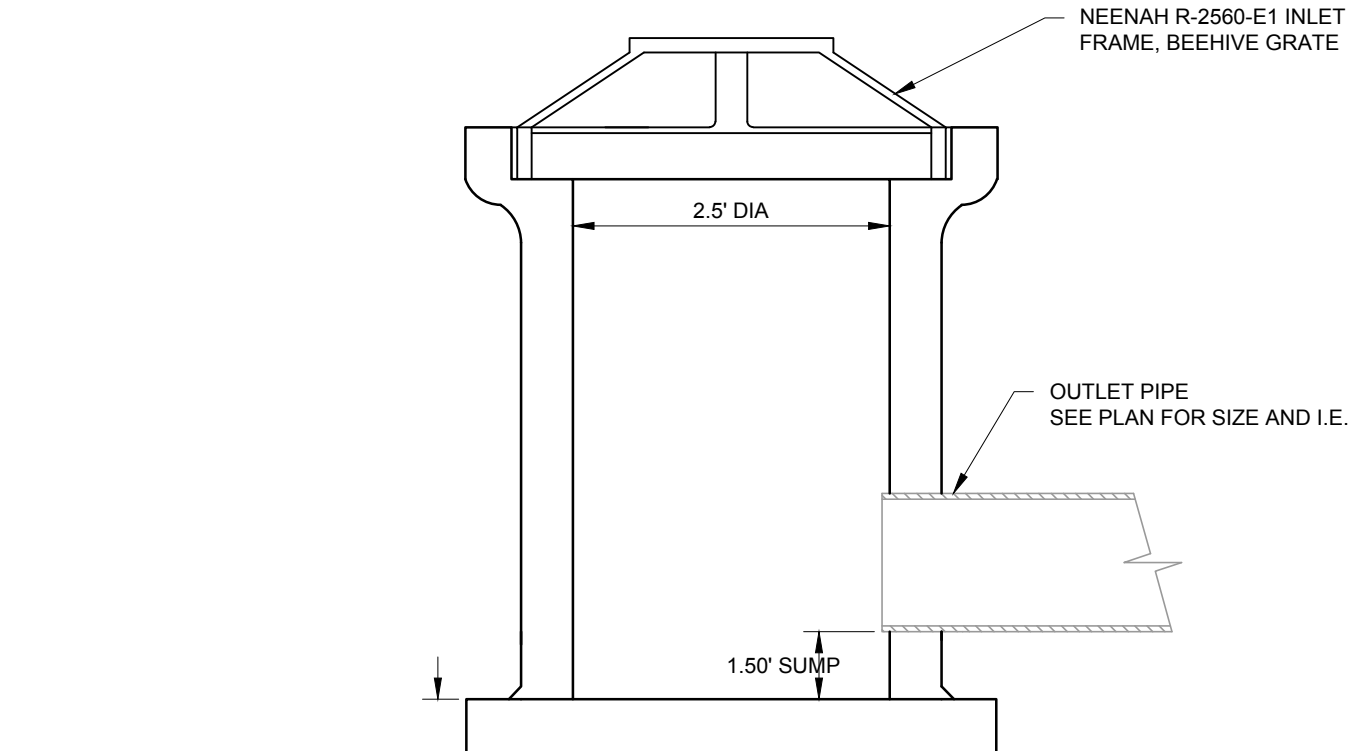
REVIEWED: JPK

DRAFTED: ST-BR



- NOTES:
- CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
 - TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
 - THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
 - MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
 - ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR 1/4 OF ROADWAY.

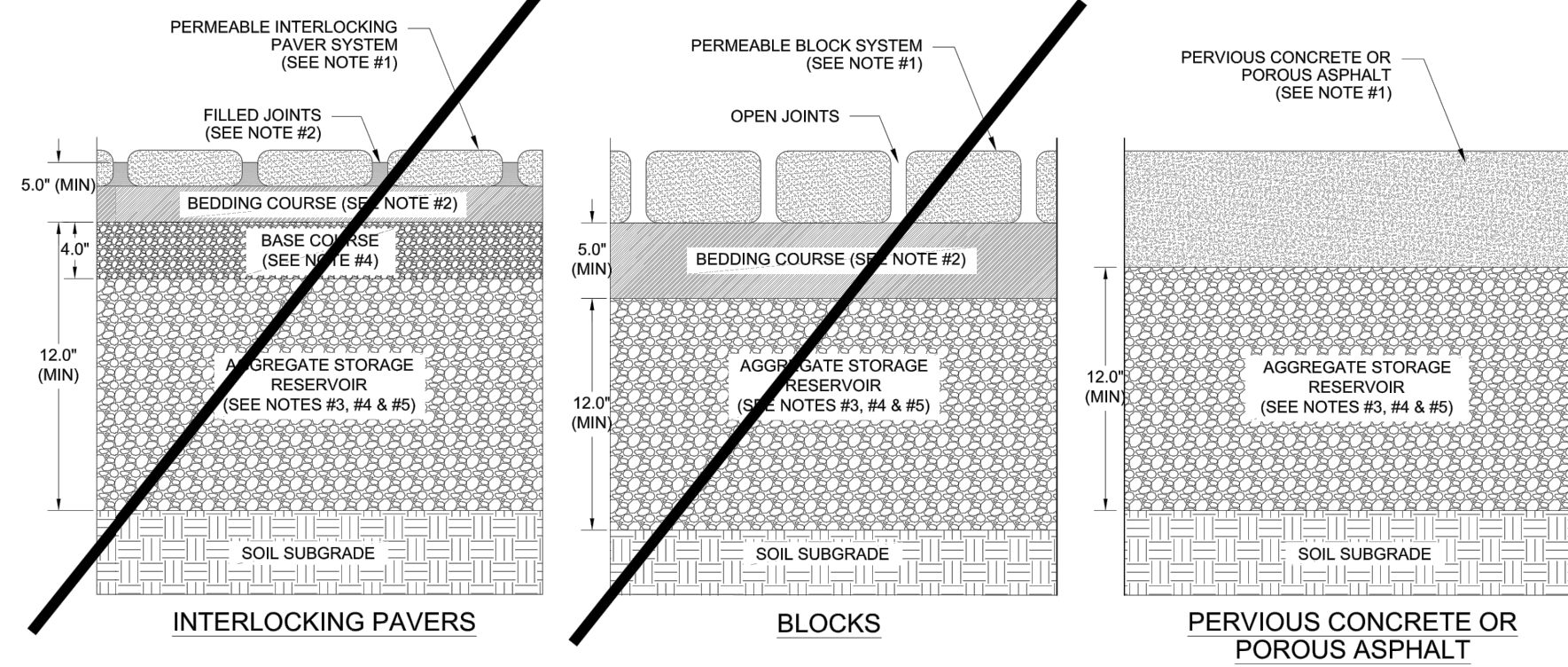
STORM MANHOLE INLETS



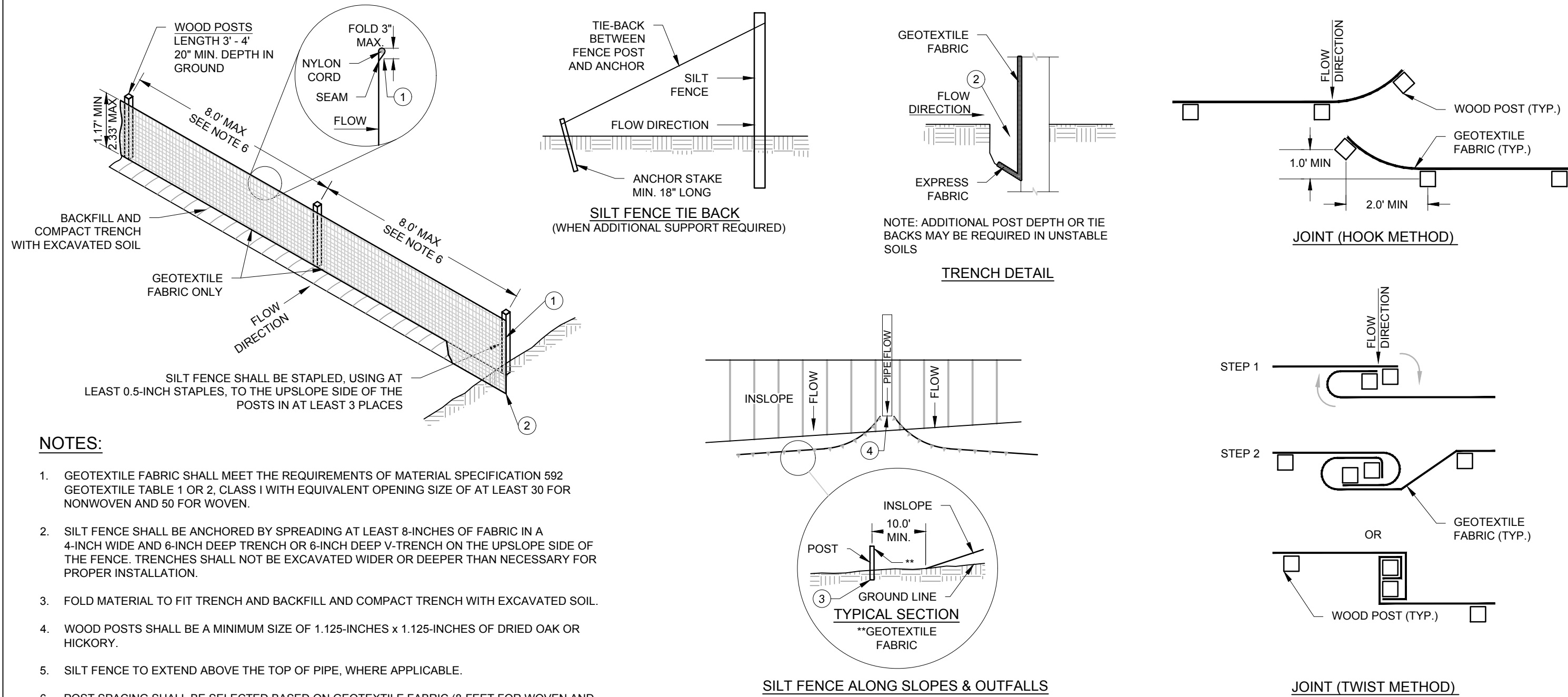
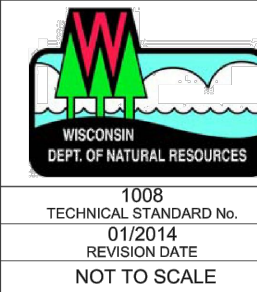
- NOTES:
- PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
 - STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
 - STOCK 30" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
 - CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC. WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

FIELD INLET

FIGURE 1. CRITERIA FOR UNDERDRAIN DISCHARGE AND INFILTRATION PRETREATMENT CREDITS



- NOTES:
- PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
 - JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
 - AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
 - BASE AND/OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.
 - UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS (OR EQUIVALENT) ARE REQUIRED IF THE AGGREGATE STORAGE RESERVOIR DRAIN DOWN TIME WILL EXCEED 72 HOURS.



- NOTES:
- GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592, GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
 - SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 8-INCH DEEP TRENCH OR 8-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
 - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
 - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

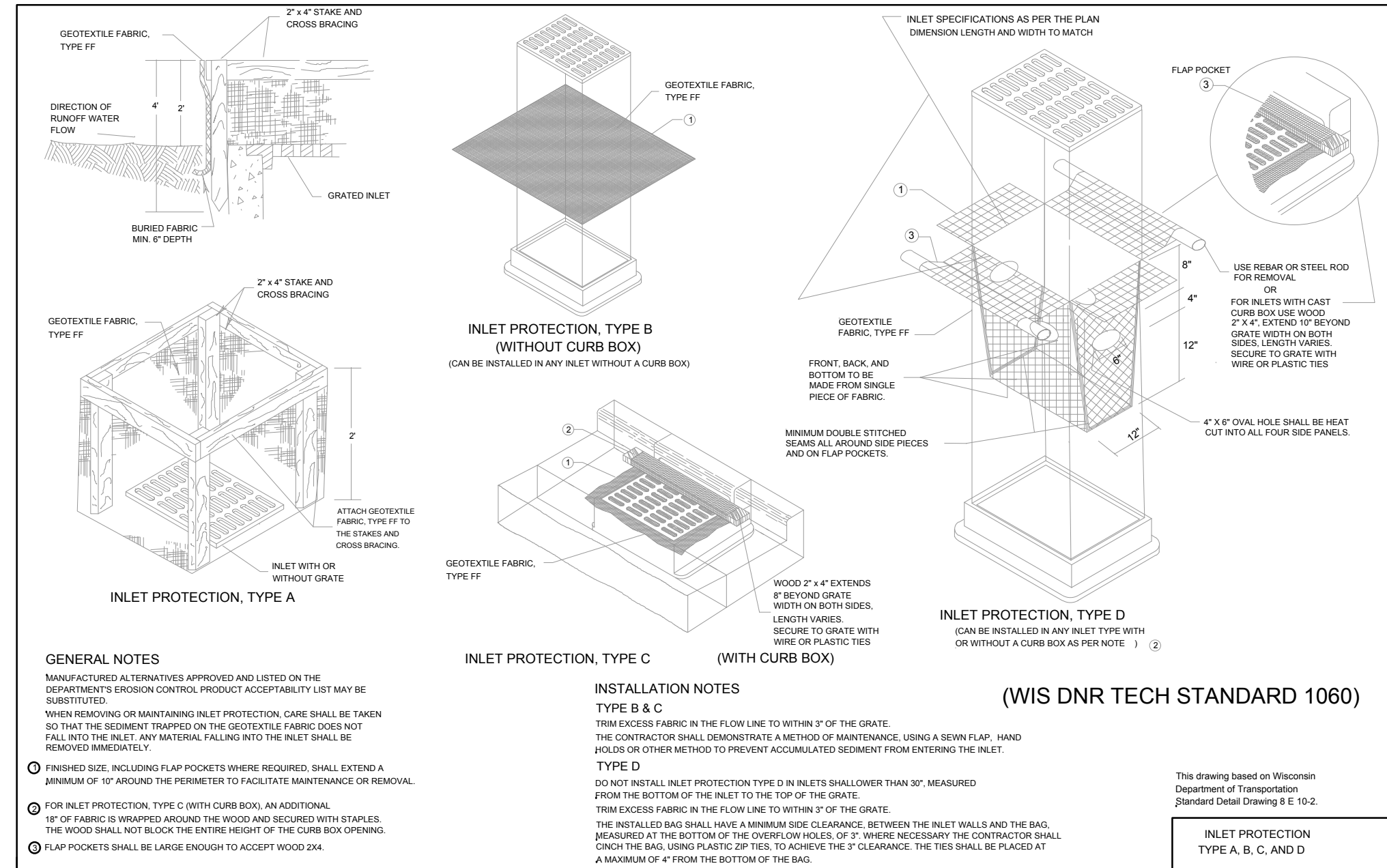
General Notes:

- All construction practices to comply with the City of Mequon, MMSD and the Wisconsin DNR Technical Standards.
- All disturbed areas are to be topsoiled (4" thick), seeded, fertilized and stabilized with erosion mat (WIS DOT Class I, type B). September 15th is the deadline for permanent seed. October 15th is the deadline for temporary seed. Any areas exposed after September 15th and before October 15th shall be temporarily seeded with winter wheat at the rate of 3 lbs/1000 sf. This temporary cover shall be fertilized at the same rate and mixture as the permanent seed and also mulched. Permanent seed shall then be placed prior to June 1st of the following year. All disturbed areas must be stabilized with an ionic polyacrylamide, seeded and mulch by November 1st if the October 15th deadline is not met.
- Topsoil stockpiles and inactive areas shall be seeded and mulched within 7 days of layup using agricultural rye with a seeding rate of 3 lbs/1000 square feet.
- Trees shall only be removed to complete the grading as shown. No other trees are to be removed. Coordinate tree removal with the owner prior to any tree removal work.
- All construction traffic is to enter/exit the sites over the tracking pad. All public and private streets are to be kept clean at all times. Sweep as necessary.
- The permanent seed mixture shall be Wis. DOT seed mixture No. 40, sown at a rate of 3 lbs/1000 sq. ft.
- Fertilize soil with 10 lbs/1000 sq. ft. of 20-0-10 fertilizer.
- All building and waste material shall be disposed of off site to prevent runoff of material.
- Dust control should be addressed per Wisconsin DNR Technical Standard 1068. At a minimum use water. Use polymers, tackifier and soil stabilizers if needed. Inspect daily to determine the need to implement a control.
- Any dewatering that may be required due to construction shall be completed so that the water is pumped into a type II geotextile bag on the upslope side of the silt fence. The geotextile bag should be placed in a location that allows the discharged water to flow over a vegetative cover. Follow Wisconsin DNR Technical Standard 1061.

Construction Sequence:

- Install tracking pad at the construction entrance.
- Clear all trees within the grading limits. Stumps shall be ground if removal is required prior to silt fence installation. No grubbing of stumps by excavation means until after the silt fence is installed.
- Install silt fence. Continuous erosion control inspections throughout the project. The general contractor shall inspect the erosion and sediment control practices weekly and within 24 hours after every rain event that produces 0.5 inches of rain or more in a 24 hour period. Written documentation of each inspection shall be maintained at the construction site and shall include the time, date and location of inspection, the phase of land disturbance at the construction site, person conducting the inspection, assessment of control practices and description of any erosion or sediment control measure installed or maintenance performed in response to the inspection.
- Perform demolition work.
- Strip topsoil.
- Begin building construction and rough grading to subgrade.
- Install sanitary sewer, water main and storm sewer.
- Finish subgrade and coordinate the electric, gas, telephone and cable installation.
- Install stone base and sidewalk.
- Install asphalt.
- Finish grade site and restore disturbed areas.
- The contractor shall maintain erosion control measures until the site is 80% revegetated. Upon approval of the City of Mequon, the contractor is to remove and dispose of all temporary erosion control measures.

Estimated Start Date: March 2019
Estimated Completion Date: September 2019
Estimated Disturbed Area: 1.26 ACRES



- GENERAL NOTES
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 - WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
 - FINISHED SIDE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 12" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 - FOR INLET PROTECTION, TYPE C (WITH CURB BOX) AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

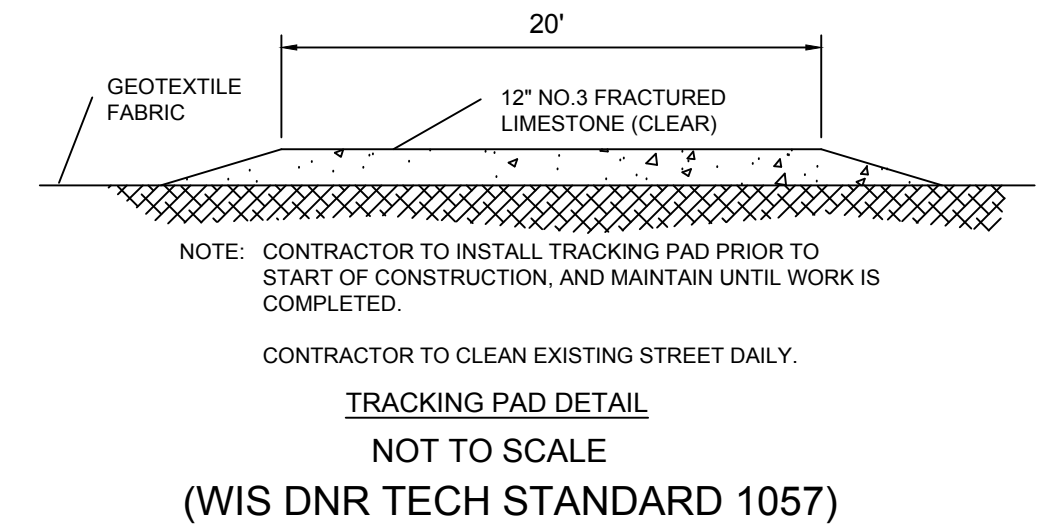
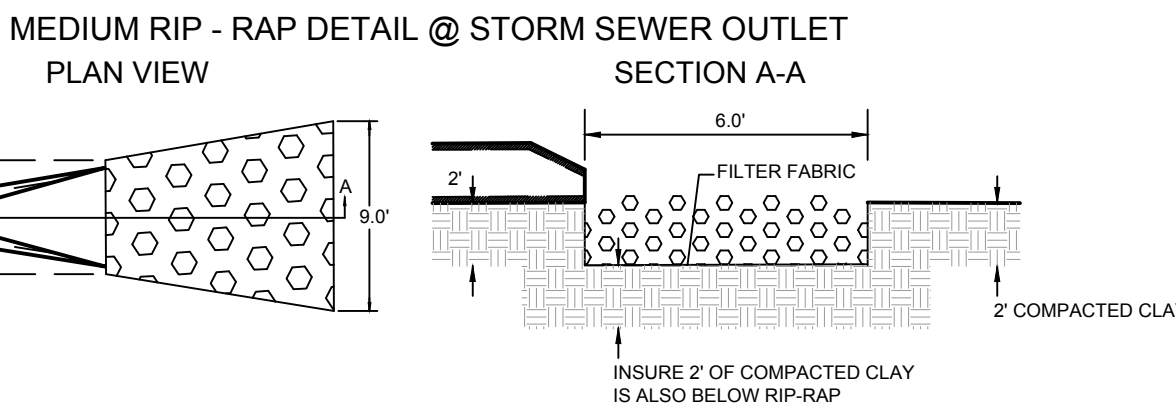
- INSTALLATION NOTES
- TYPE B & C
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 2" OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 2" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE CURB BOX HOLES OF 2". WHERE NECESSARY THE CONTRACTOR SHALL CUT THE BAG, OR USE PLASTIC TIES TO ADJUST THE 2" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing E E 10-2.

INLET PROTECTION TYPE A, B, C, AND D



TRACKING PAD DETAIL
NOT TO SCALE
(WIS DNR TECH STANDARD 1057)

DETAIL SHEET

REVISIONS

NO.	DESCRIPTION	DATE	BY	DATE	BY
1	Site Plan	08/06/18	ASZ	10/24/18	
2	Walls / Disturbed Area	08/08/18	ASZ	11/26/18	
3	FEMA Floodplain	09/04/18	ASZ		
4	Storm Sewer / Details	09/25/18	ASZ		
5	City Comments				
6	City Comments				

PEG JOB NO. 813.00-WI	ASZ
PEG PM	ASZ
DATE	12/11/17
SCALE	NTS

SHEET	7
OF	7

© COPYRIGHT 2017

DETAIL SHEET



11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092
(262) 242-3100

4.c.a

Permit No. _____
Date Filed _____
Exp. Date _____
Fees Paid _____

Engineering Department

2012 Permit Application for Filling, Pond Excavation, Berm Construction or Grading PLEASE PRINT CLEARLY

AGENT / CONTACT NAME: David J. Hoff PHONE #: 414-228-3615

PROPERTY OWNER NAME: Dave Schenker PHONE #: (262) 241-3749 x. 222

AGENT / CONTACT ADDRESS: 6938B N. Santa Monica Blvd, Fox Point, WI 53217

LOCATION OR ADDRESS OF FILL SITE: 10950 N Cedarburg rd

Or: DESCRIPTION _____ 1/4 SECTION _____ T9N, R _____ E

TAX KEY NO. _____

SUBDIVISION _____ LOT _____ BLOCK _____

ESTIMATED DATE OF COMPLETION: _____

REASON FOR FILL New construction – condos

Name of contact other than applicant: Dave Schenker PHONE #: (262) 241-3749 x. 222

FEE COMPUTATION

TOTAL CUBIC YARDS TO BE DEPOSITED _____ 2,950 C.Y.

(Over 1000 Cubic Yards Requires Planning Commission Approval)

(Berms Greater Than 4½' in Height Requires Planning Commission Approval)

\$60.00 – 0 – 250 C.Y.

\$120.00 – 250 C.Y. – 1,000 C.Y.

\$240.00 – 1,001 C.Y. – 5,000 C.Y.

\$360.00 – 5,001 C.Y. – 10,000 C.Y.

\$480.00 – OVER 10,001 C.Y.

} \$ 240.00

SIGNED [Signature]
OWNER / AGENT David J. Hoff

DATE: March 25, 2019

ADDRESS 6938B N. Santa Monica Blvd

CITY Fox Point STATE WI ZIP 53217

February 16, 2018

GP-SE-2018-46-00054

The Hoff Group, Inc.
David Hoff
6938 N. Santa Monica Blvd.
Fox Point, WI 53217

RE: Coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, located in the City of Mequon, Ozaukee County, also described as being in the SE1/4 of the NW1/4 of Section 26, Township 9 North, Range 21 East.

Dear Mr. Hoff:

Thank you for submitting an application for coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, s. 281.36, Wis. Stats.

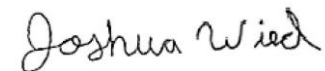
You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project to fill 0.0480 acres of wetlands. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2017 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Joshua Wied at (262) 574-2132 or email Joshua.Wied@wisconsin.gov to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

If you have any questions, please call me at (262) 574-2132 or email Joshua.Wied@wisconsin.gov.

Sincerely,



Joshua Wied
Water Management Specialist

Attachment: Packet (4021 : David Hoff for Dave Schenker)

cc: April Marcangeli, U.S. Army Corps of Engineers
Ozaukee County Zoning Administrator
Conservation Warden

You agree to comply with the following conditions:

1. **Application.** You shall submit a complete application package to the Department as outlined in the application materials and section 2 of this permit. If requested, you shall furnish the Department, within a reasonable timeframe, any information the department needs to verify compliance with the terms and conditions of this permit.
2. **Certification.** Acceptance of general permit WDNR-GP1-2017 and efforts to begin work on the activities authorized by this general permit signifies that you have certified the project meets all eligibility standards outlined in Section 1 of this permit and that you have read, understood and have agreed to follow all terms and conditions of this general permit.
3. **Reliance on Applicant's Data.** The determination by this office that a confirmation of authorization is not contrary to wetland water quality standards will be based upon the information provided by the applicant and any other information required by the DNR.
4. **Project Plans.** This permit does not authorize any work other than what is specifically described in the notification package and plans submitted to the Department and you certified is in compliance with the terms and conditions of WDNR-GP1-2017
5. **Expiration.** This WDNR-GP1-2017 expires on October 31, 2022. The time limit for completing work authorized by the provisions of WDNR-GP1-2017 ends 5 years after the date on which the discharge is considered to be authorized under WDNR-GP1-2017 or until the discharge is completed, whichever occurs first.
6. **Other Permit Requirements.** You are responsible for obtaining any other permit or approval that may be required for your project by local zoning ordinances, other local authority, other state permits and by the U.S. Army Corps of Engineers before starting your project.
7. **Authorization Distribution.** You must supply a copy of the permit coverage authorization to every contractor working on the project.
8. **Project Start.** You shall notify the Department before starting construction.
9. **Permit Posting.** You must post a copy of this permit coverage letter at a conspicuous location on the project site prior to the execution of the permitted activity, and remaining at least five days after stabilization of the area of permitted activity. You must also have a copy of the permit coverage letter and approved plan available at the project site at all times until the project is complete.
10. **Permit Compliance.** The department may modify or revoke coverage of this permit if the project is not constructed in compliance with the terms and conditions of this permit, or if the Department determines the project will be detrimental to wetland water quality standards. Any act of noncompliance with this permit constitutes a permit violation and is grounds for enforcement action. Additionally, if any applicable conditions of this permit are found to be invalid or unenforceable, authorization for all activities to which that condition applies is denied.

Attachment: Packet (4021 : David Hoff for Dave Schenker)

11. **Construction Timing.** Once wetland work commences, all wetland construction activities must be continuous until the permitted activity is completed and the site is stabilized.
12. **Construction.** No other portion of the wetland may be disturbed beyond the area designated in the submitted plans.
13. **Project Completion.** Within one week of completion of the regulated activity, you shall submit to the Department a statement certifying the project is in compliance with all the terms and conditions of this permit, and photographs of the activities authorized by this permit. This statement must reference the Department-issued docket number, and be submitted to the Department staff member that authorized coverage.
14. **Proper Maintenance.** You must maintain the activity authorized by WDNR-GP1-2017 in good condition and in conformance with the terms and conditions of this permit utilizing best management practices. Any structure or fill authorized shall be properly maintained to ensure no additional impacts to the remaining wetlands.
15. **Site Access.** Upon reasonable notice, you shall allow access to the site to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance with the terms and conditions of WDNR-GP1-2017 and applicable laws.
16. **Erosion and siltation controls.** The project site shall implement erosion and sediment control measures that adequately control or prevent erosion, and prevent damage to wetlands as outlined in NR 151.11(6m), Wis. Adm. Code.
17. **Equipment use.** The equipment used in the wetlands must be low ground weight equipment as specified by the manufacturer specifications.
18. **Invasive Species.** All project equipment shall be decontaminated for removal of invasive species prior to and after each use on the project site by utilizing other best management practices to avoid the spread of invasive species as outlined in NR 40, Wis. Adm. Code. For more information, refer to <http://dnr.wi.gov/topic/Invasives/bmp.html>.
19. **Federal and State Threatened and Endangered Species.** WDNR-GP1-2017 does not affect the DNR's responsibility to insure that all authorizations comply with Section 7 of the Federal Endangered Species Act, s. 29.604, Wis. Stats and applicable State Laws. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. No activity is authorized which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act and/or State law or which is likely to destroy or adversely modify the critical habitat of a species as identified under the Federal Endangered Species Act.
20. **Special Concern Species.** If the Wisconsin National Heritage Inventory lists a known special concern species to be present in the project area you will take reasonable action to prevent significant adverse impacts or to enhance the habitat for the species of concern.
21. **Historic Properties and Cultural Resources.** WDNR-GP1-2017 does not affect the DNR's responsibility to insure that all authorizations comply with Section 106 of the National Historic Preservation Act and s. 44.40, Wis. Stats. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. Information on the location and

existence of historic resources can be obtained from the State Historic Preservation Office and the National Register of Historic Places. If cultural, archaeological, or historical resources are unearthed during activities authorized by this permit, work must be stopped immediately and the State Historic Preservation Officer must be contacted for further instruction.

22. **Preventive Measures.** Measures must be adopted to prevent potential pollutants from entering a wetland or waterbody. Construction materials and debris, including fuels, oil, and other liquid substances, will not be stored in the construction area in a manner that would allow them to enter a wetland or waterbody as a result of spillage, natural runoff, or flooding. If a spill of any potential pollutant should occur, it is the responsibility of the permittee to remove such material, to minimize any contamination resulting from this spill, and to immediately notify the State Duty Officer at **1-800-943-0003**.
23. **Suitable fill material.** All fill authorized under this permit must consist of clean suitable soil material, as defined by s. NR 500.03(214), Wis. Admin. Code, free from hazardous substances as defined by s. 289.01(11), Wis. Stats., and free from solid waste as defined by s. 289.01(11) and (33), Wis. Stats.
24. **Standard for Coverage.** Wetland impacts from the project will cause only minimal adverse environmental impacts as determined by the Department.
25. **Transfers.** Coverage under this permit is transferable to any person upon prior written approval of the transfer by the Department.
26. **Limits of State Liability.** In authorizing work, the State Government does not assume any liability, including for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the State in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this WDNR-GP1-2017.
27. **Reevaluation of Decision.** The Department may suspend, modify or revoke authorization of any previously authorized activity and may take enforcement action if any of the following occur:
 - a. The applicant fails to comply with the terms and conditions of WDNR-GP1-2017.
 - b. The information provided by the applicant in support of the permit application proves to have been false, incomplete, or inaccurate.
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN	A portion of Lot 2, as shown on Certified Survey Map No. 3584, recorded as Document No. 0833381, in the Office of the Register of Deeds, Ozaukee County, Wisconsin The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 555564	
AFFECTED MAP PANEL	NUMBER: 55089C0253F	
	DATE: 12/4/2007	
FLOODING SOURCE: MILWAUKEE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.216770, -87.976989 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
2	--	CSM No. 3584	10922 & 10950 North Cedarburg Road	Portion of Property	X (shaded)	657.1 feet	--	657.1 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	REVISED BY LETTER OF MAP REVISION
PORTIONS REMAIN IN THE FLOODWAY	STATE LOCAL CONSIDERATIONS
CONDITIONAL LOMR-F DETERMINATION	

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Upon completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our website at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding the request. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 200, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Attachment: Packet (4021 : David Hoff for Dave Schenker)



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Commencing at the southwest corner of the Northwest 1/4 of said Section 26; thence North 89°12'07" East along the south line of said Northwest 1/4, 1561.76 feet to the centerline of STH 57; thence North 28°22'23" West along said centerline, 786.86 feet; thence North 88°46'31" East, 565.06 feet to the west line of said Lot 2 and the Point of Beginning; Thence North 41°10'06" West along said west line, 160.30 feet; thence North 01°16'15" West along said west line, 222.02 feet to the north line of said Lot 2; thence North 68°21'54" East along said north line, 30.78 feet; thence South 73°11'35" East, 45.32 feet; thence South 64°34'05" East, 17.25 feet; thence South 43°35'53" East, 7.00 feet; thence northeasterly, 27.83 feet along the arc of a curve, radius of 20.00 feet, center lies to the left, chord bears North 39°26'27" East, 25.64 feet; thence North 00°25'44" West, 26.37 feet; thence North 89°34'16" East, 6.24 feet; thence northeasterly, 20.19 feet along the arc of a curve, radius of 22.80 feet, center lies to the right, chord bears North 42°59'40" East, 19.54 feet; thence North 68°21'54" East, 29.63 feet; thence easterly, 8.61 feet along the arc of a curve, radius of 22.80 feet, center lies to the right, chord bears North 79°10'57" East, 8.56 feet; thence Due East, 46.63 feet; thence easterly, 6.02 feet along the arc of a curve, radius of 7.80 feet, center lies to the right, chord bears South 67°52'38" East, 5.87 feet; thence South 45°45'16" East, 33.43 feet; thence southeasterly, 7.78 feet along the arc of a curve, radius of 17.80 feet, center lies to the right, chord bears South 33°13'38" East, 7.72 feet; thence South 20°42'00" East, 11.31 feet; thence southerly, 3.20 feet along the arc of a curve, radius of 7.80 feet, center lies to the right, chord bears South 08°56'50" East, 3.18 feet; thence South 02°48'20" West, 20.80 feet; thence South 87°11'40" East, 6.18 feet; thence South 22°25'50" East, 32.73 feet; thence South 01°03'00" West, 12.16 feet; thence North 88°57'00" West, 2.93 feet; thence southwesterly, 9.74 feet along the arc of a curve, radius of 6.20 feet, center lies to the left, chord bears South 46°03'00" West, 8.77 feet; thence South 01°03'00" West, 5.72 feet; thence South 88°57'00" East, 2.09 feet; thence southeasterly, 15.65 feet along the arc of a curve, radius of 11.80 feet, center lies to the right, chord bears South 50°57'58" East, 14.52 feet; thence South 12°58'57" East, 15.52 feet to the east line of said Lot 2; thence South 01°13'03" East along said east line, 64.26 feet; thence South 33°37'10" West, 8.51 feet; thence South 56°22'50" East, 5.92 feet to said east line; thence South 01°13'03" East along said east line, 3.17 feet; thence South 37°21'08" West, 12.37 feet; thence South 44°16'35" East, 11.29 feet to said east line; thence South 01°13'03" East along said east line, 70.78 feet to the north line of said Lot 2; thence South 84°54'19" East along said north line, 49.16 feet; thence South 27°51'58" East, 46.96 feet; thence South 35°11'03" East, 27.57 feet; thence South 17°46'49" East, 16.55 feet to the south line of said Lot 2; thence South 88°46'31" West along said south line, 258.68 feet to the Point of Beginning.

Attachment: Packet (4021 : David Hoff for Dave Schenker)

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 11/28/2014. The 11/28/2014 LOMR has been used in making the determination/comment for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the
CLOMR-F COMMENT DOCUMENT)**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

Attachment: Packet (4021 : David Hoff for Dave Schenker)

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

DEVELOPMENT AGREEMENT

Development Name

Articles of agreement made and entered into this ____ day of _____, 2019, by and between _____, hereinafter called the Developer, and the City of Mequon, a municipal corporation of Ozaukee County, Wisconsin, hereinafter called the City.

WITNESSETH:

WHEREAS, the Developer desires to improve and develop certain lands located in:

See Exhibit A

And as described on attached Exhibit A (the "Development"), and for that purpose requires the installation of certain public improvements; and

WHEREAS, the City Engineer's report, attached hereto as Exhibit B, identifying the public improvements and other terms and conditions necessary to this Development (the "Improvements"), and

WHEREAS, Section 236.13(2) of the Wisconsin Statutes and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances provide that as a condition of approval, the City shall require that the Developer make and install or have made and installed, any improvements reasonably necessary; and

WHEREAS, the Public Works schedule and budget of the City does not include installation of the said improvements for the said Development, and normally there would be a considerable delay in the installation of said improvements unless the instant agreement were entered into; and

WHEREAS, the City believes that the orderly, planned development of said lands will best promote the health, safety and general welfare of the community.

NOW, THEREFORE, in consideration of the payment of One Dollar (\$1.00) and other good and valuable consideration to each in hand paid by the other, receipt of which is hereby acknowledged, and in consideration of the various approvals granted by the City, and in obedience to the conditions imposed upon said approvals, and the mutual covenants herein contained, the parties agree:

1. The area to be improved shall consist of that area designated in Exhibit A in the proposed development plan granted preliminary plat approval by the Planning Commission.
2. Preliminary condominium plat approval was granted by the Planning Commission on _____.
3. The Improvements shall be as described on Exhibit B.
4. The Developer will, at its expense, have plans and specifications prepared for the aforesaid Improvements and such plans and specifications shall be submitted to the City Engineer for approval. The plans and specifications to be submitted are indicated in Exhibit B.
5. The Developer will contract for and have constructed, at its expense, all of the Improvements. The City, as a condition of final certification by the City Engineer, and approval and acceptance of dedication of the Improvements by the City, will require that copies of lien waivers from all contractors and/or material suppliers performing work or supplying materials for the installation of the Improvements be filed with the City.

Attachment: Packet (4021 : David Hoff for Dave Schenker)

6. The Developer will pay for all reasonable costs incurred by the City, or its consultant in the review of the engineering plans, landscaping plans, inspection of the construction and/or installation of the Improvements, installation of street signs, review of record drawings for City files, and any other costs that may be incurred by the City in the installation of the Improvements for this Development. The Developer will pay the costs above enumerated within thirty (30) days after being billed by the City. Billing will be made periodically and/or monthly as the improvements are completed and as costs are incurred. Full cost will include labor, equipment, materials, engineering, inspection and overhead costs incidental to said work. Past due amounts on invoices generated by the City are subject to a one and one-half (1.5) percent per month charge, computed from the date of the original invoice.
7. All dedicated Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one (1) year from the date of acceptance of dedication by the City, and Developer shall assign to the City applicable contractor warranties for the Improvements. If any defect should appear during this warranty period, the City shall first seek to enforce any applicable contractor warranty; however, Developer hereby guarantees the Improvements during said warranty period and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty. Each repair or replacement performed pursuant to this paragraph shall be guaranteed for one (1) year from the completion thereof.
8. Upon verification by the City Engineer that all of the Improvements have been satisfactorily constructed, installed or escrowed in accordance with City of Mequon Zoning Code, inspected and found to be in compliance with City requirements and with the following conditions as described below, and that all other requirements of this agreement have been complied with, Final Plat approval will be granted by the Common Council.
 - A. The City Engineer shall only recommend Final Condominium Plat approval to the Planning Commission and Common Council upon certification that:
 - i. All of the Improvements have been satisfactorily constructed or installed, completed and approved.
 - B. The Department of Community Development shall schedule Final Condominium Plat recommendation before the Planning Commission and Common Council only upon certification by the City Engineer that all the improvements have been constructed, installed and approved.
9. No special assessments are contemplated in connection with the development.
10. The following special provisions shall apply:
 - A. Easements are to be provided with the plat for the use of WE Energies, phone, Cable T.V. and other utilities for provision of services to the Condominium Development. The Developer shall provide proof of payment in full for installation of the utilities prior to Final Plat approval.
 - B. Underground utility installations shall be made without any street pavement removal, unless otherwise specifically approved by the City Engineer.
 - C. A building permit may be issued for 1 principal structures-2 units prior to the Final Condominium Plat being approved and recorded. The building permit for the model home shall not be issued until the binder course is installed. The Developer agrees and understands that the transfer of title to any lot/residence in this development may not occur until after final certification by the City Engineer that the terms of this agreement have been complied with and the final condominium plat is approved and recorded.

- D. Subject to Section 5 above, the title to the water main which will be located within a dedicated public easement, shall be dedicated and given in fee simple by the Developer to the City upon recording the Final Plat, as provided by State Statutes, and without recourse, and free and clear of all encumbrances and with access provided from a dedicated street, where necessary. Title to the fire protection and water supply facilities shall be given to the City of Mequon.
 - E. The Improvements shall be constructed in strict accordance with the requirements of the City and the City Engineer or his/her authorized representative, or as directed by said City Engineer; and shall be under and subject to constant inspection by the City Engineer or representative.
 - F. The Developer agrees that it shall be fully responsible for the Improvements for the Development and appurtenances thereto during the period of the construction of the Improvements, and until certification by the City Engineer, approval of the Improvements, and acceptance of dedication by the City, any damage as may occur to these facilities during this period shall be replaced or repaired by the Developer.
 - G. Excess topsoil shall only be removed from the subdivision Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.
 - H. The covenants, conditions and restrictions recorded against the property described on Exhibit A shall prohibit future property owners from removing any berms, landscaping or amenities installed on this Development as a condition of landscaping, open space, grading or drainage plans, and from placement of landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans, without express written consent from the City Engineer and by action of the Planning Commission.
 - I. The Developer, its successors and assigns along with individual future condominium owners are hereby notified that "impact" fees will be assessed by the City against the Developer and/or condominium owners, pursuant to the requirements of Sections 58-138 et seq. of the Mequon Code of Ordinances, which payment is due prior to obtaining a building permit. The parties understand and acknowledge at this time that the City retains full right and authority to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future, such that the resultant impact fee amounts in effect from time to time may differ from the impact fee assessment which is currently in effect as of the date of this agreement, and that such modifications and amendments are not susceptible of determination at this time.
- 11. The Developer shall not be released or discharged from the obligations assumed under this agreement until final inspection and verification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.
 - 12. The Developer hereby agrees that the costs and value of said improvements will become an integral value of the abutting lots and that no future lot assessment will be made on behalf of the Developer.
 - 13. Provisions of this agreement which may specify design criteria for the construction of required improvements are subject to change by the City Engineer, upon written notice to Developer and based on changes in applicable codes or regulations, for the purpose of reflecting the most up-to-date design standards for required improvements. The design standards in effect at the preliminary approval shall apply to all improvements for a period of two years.
 - 14. Developer shall indemnify, defend, and hold the City and its officers harmless from, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of

the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Subdivision Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of all Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air or any other receptor. The City agrees that it will immediately notify Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The City also agrees that following notification to Developer that contamination may exist, the City shall make all reasonable accommodations to allow Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.

15. Execution of this agreement shall be accepted by the City as adequate provision for improvements within the meaning of Section 236.13(2) of the Wisconsin Statutes.
16. This agreement shall be binding upon the heirs, successors, executors and assigns of the parties hereto.
17. If the final condominium plat conforms substantially to the preliminary condominium plat as approved, including any conditions of that approval and to local plans and ordinances adopted as authorized by law, it is entitled to approval. If the final condominium plat is not submitted within 24 months of satisfaction of the last required condition of approval of the preliminary plat, any approving authority may refuse to approve the final condominium plat. The final condominium plat may, if permitted by the approving authority, constitute only that portion of the approved preliminary condominium plat, which the Developer proposes to record at that time. The Preliminary Condominium Plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the Final Condominium Plat which will be subject to further consideration by the Planning Commission at the time of its submission.
18. It is understood that this Development Agreement may need to be amended to cover changes to the standards regarding landscaping, stewardship plans, stormwater management, grading and/or other plans.
19. In accordance with section 58-635(3)(e), if the Developer fails to commence construction within two (2) years of development agreement approval, then the development agreement shall become null and void.

CITY OF MEQUON

OWNER

Development Name

By _____
_____, Mayor

By: _____

By: _____

By _____
Caroline Fochs, City ClerkSTATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2019, the above named Mayor and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

Personally came before me, this ____ day of _____, 2019, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Waukesha County, Wisconsin
My Commission (expires) (is) _____

Approved by: _____
City Attorney

Attachment: Packet (4021 : David Hoff for Dave Schenker)

EXHIBIT A
DEVELOPMENT AGREEMENT

Development Name

DESCRIPTION OF AREA INCORPORATED IN THE SAID DEVELOPMENT:

Attachment: Packet (4021 : David Hoff for Dave Schenker)

EXHIBIT B
CITY OF MEQUON
WISCONSIN
* * * * *

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TERMS AND CONDITIONS INCORPORATED INTO DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF MEQUON AND THE WOODS AT HIGHLAND PARK

The proposed development plans granted concept approval and preliminary condominium plat approval by the Planning Commission have been reviewed by the Engineering Division and this report is hereby submitted in accordance with the procedural requirements established by the Common Council.

Notwithstanding anything herein to the contrary, the parties acknowledge that the Developer intends to complete the improvements necessary to provide access prior to construction of principal structures, and other improvements may be constructed and obligations may be performed by Developer, as indicated below, by requiring its lot purchasers to so perform in the lot purchasers' contracts or declaration of restrictions.

The following public works improvements and conditions are necessary:

1. Sanitary Sewer System

- a. Installation of a sanitary sewer system designed to meet the ultimate needs of this development, in accordance with the City's sanitary sewer system plan. Installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or, road right-of-way.
- b. Sanitary sewer plans/profile shall conform to the City's Standard Specifications for Land Development, Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of the Milwaukee Metropolitan Sewerage District (MMSD) shall apply.
- c. The City shall approve all sanitary sewer lateral locations.
- d. Connection to the existing sanitary sewer shall be completed in accordance with the City's Standard Specifications for Land Development, current edition.
- e. The lateral locations shall not deviate from the approved plan unless approved by the City.

2. Water Supply System

- a. Installation of a water supply and distribution system for the proposed Development with mains, hydrants, valves and laterals for each lot. The plans, specifications and installation shall be in accordance with the City Standard Specifications for Land Development, latest edition.
- b. The City shall review and approve all water main plans to be installed in a City road right-of-way or easement.

- c. Connection to the City of Mequon water system shall be in accordance with the City of Mequon Standard Specifications for Land Development, latest edition and be subject to a Water Services Agreement.
- d. The City will determine the lateral locations to avoid removal of any specimen trees; the City shall approve all lateral locations.
- e. The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.
- f. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm.
- g. Dead end mains must be terminated with a public hydrant and phasing plans and construction to be approved through a Water Services Agreement.

3. Fire Protection Water Supply

- a. The water for fire protection will be supplied to the Development water system through the City of Mequon Water System.
- b. All fire hydrant locations shall be approved by the City's Fire Chief.

4. Grading and Drainage Plan

- a. The Developer shall submit a master site grading plan. The master grading plan shall indicate which lots are designed for the following: full exposure, partial exposure, and lots that are limited to front load entry garage only. The Developer shall grade the site in conformance with the approved grading and drainage plan. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.
- b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition.
- c. Grading and drainage plan showing 2' contours for both existing and proposed grades, City approved building pad grades, culverts or storm sewers. Cross-section and profiles of all drainage ways and erosion protection as required, must be indicated on the plans and detailed.
- d. Site grading plan showing only minimum setback and offset dimensions, and City approved building grades.
- e. Erosion Control Plan for land disturbing activities showing existing contours at least 200' into adjacent parcels. This plan will show location and dimension of all construction site management measures to control erosion and sedimentation.
- f. Rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion.
- g. The grading plan shall include minimum elevations for proposed top of principal building foundation wall based on proposed building envelopes shown on the approved specimen tree plan and City approved finished yard grades.
- h. Grading and filling shall be kept to a minimum, including in individual building envelopes.

- i. The Developer is responsible for top-soiling, seeding and mulching, as required to all exposed ground surfaces to prevent erosion, including disturbance by utility contractors.
- j. Wetland fill requires the approval of the WNDR.

5. Storm Drainage System

- a. Drainage System Plan showing all tributary areas to the proposed condominium drainage system and downstream analysis. Included on the system plan should be all proposed and existing drainage structures in the drainage system area.
- b. Drainage easements must be shown by dimension and detailed cross-section.
- c. Installation and construction of a complete storm drainage system, including culverts, storm sewer, and open ditches as required to adequately drain the surface water from and through the Development. Erosion protection and minimum velocity design shall be provided for in the storm drainage system design. All areas adjacent to existing and proposed roadways/driveways shall be restored to conform with the approved roadway cross-section.
- d. The storm water facilities shall be installed before the impervious surface.
- e. Additional considerations will be required on all ditch slopes exceeding five percent (5%). All roadside ditches or drainage easements shall have a minimum one percent (1%) slope. Areas less than one percent (1%) will require further analysis.
- f. The Development will be required to provide on-site stormwater detention and demonstrate to the City Engineer that the Development shall comply with the City's stormwater ordinance and MMSD Chapter 13 rules and regulations.
- g. The Developer shall submit hydrologic calculations for the 2, 10 and 100 year development conditions.
- h. The Developer shall provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, the stormwater management must demonstrate that the 2, 10 and 100 year discharge rate will be less than existing conditions.
- i. All sump pump discharge pipes shall discharge to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section a sump pump collection system shall be required in accordance with the City's Standard Specifications for Land development, latest edition.
- j. Submittal, at the time of architectural review and approval, of a sump pump discharge and roof drainage plan in accordance with Storm Water Management Plan approved by the City Engineer.
- k. If the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer shall be used and kept current during all phases of construction.
- l. Stormwater Best Management Practices Maintenance Agreement:

The Developer shall design and construct storm water facilities, including detention and/or retention pond(s), in accordance with the approved storm water drainage plan such that they are adequate to accommodate expected surface water flow within and through the Development, in accordance with applicable City ordinances, Chapter 13 of the Milwaukee Metropolitan Sewerage District rules, and the regulations of WDNR, as may be applicable.

Thereafter, it shall be the responsibility of the Developer and/or its successors and assigns, as provided below, that such storm water facilities shall be maintained to meet or exceed the standards to which they were constructed, such that in the future, they continue to accommodate the maximum potential volumes of flow through and within the development, and meet applicable performance standards for storage and release.

Accordingly, the following requirements are applicable to this Development and conditions of approval of the preliminary plat and the development agreement, pertaining to detention basin/pond maintenance.

- i. All stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be maintained and cared for by the Developer and subsequently, at such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance thereof to the Condominium Association they shall be maintained in accordance with this Section 5.g.
- ii. In order that the perpetual care and maintenance of all stormwater drainage and storage facilities shall be provided for, the Developer shall create or cause to be created an entity (the Condominium Association) with a perpetual existence under the laws of the State of Wisconsin for the express purpose, *inter alia*, of assuming all responsibility in connection with the perpetual maintenance of the stormwater facilities. Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that all condominium owners in the development, including Developer, shall be members of the Association solely by virtue of being a condominium owner, and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. If, as contemplated by the parties, any portions of the Development in or on which is located stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be conveyed to other assigns and/or successors in interest, then Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that such other assigns and/or successors in interest shall assume all responsibility in connection with the perpetual maintenance of those stormwater facilities. The Developer shall have no further responsibility for such maintenance, only after arms length sale of the condominium by the Developer, conveyance of outlots and/or common areas to the Condominium Association or other good faith grantees, and acceptance of dedication of the Improvements by the City.
- iii. The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be adhered to by Developer and Developer's assigns and successors in interest:
 - A. Provide normal and customary cleaning and maintenance to the detention basin(s), and pond(s) located in this Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.
 - B. As necessary, dredging of the storm water facilities shall require permits and approvals under Section 30.20 Wisconsin Statutes, to remove materials from the bed of a pond ultimately connected to a navigable waterway from the Wisconsin Department of Natural Resources (WDNR).
 - C. Make chemical treatments as necessary, in keeping with the regulatory requirement(s) that the application of EPA/State Registered Chemicals to detention basins/ponds or lakes is regulated by the WDNR. With few exceptions, a permit must be filed with, and approved by the WDNR, prior to chemical treatment. In certain circumstances, a representative of the WDNR

will monitor or supervise the chemical treatment. Contact the WDNR for additional information.

- D. The detention basin(s)/pond(s) shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall be responsible to recertify the detention basin(s)/pond(s) as a condition of transferring ownership to the Condominium Association, but in no event shall such recertification occur later than two years after the approval of the Final Plat.
- E. The detention basin(s), pond(s) certification shall be submitted with an as-built record drawing.
- F. The detention basin(s)/pond(s) shall be inspected in compliance with the Inspection Report Form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Homeowners Association, and any other assigns and successors in interest of Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:
 - Bio-retention facility
 - Pond containment berms are stable and free of animal burrowings
 - Detention storage volume
 - Erosion
 - Vegetative cover
 - Sediment accumulation
 - Trash rack/culvert functions
 - Outlet flow
 - High water level
 - Water surface elevation at time of survey
 - Normal pond water level
 - Emergency overflow
- iv. To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basin(s)/pond(s), the developer shall, in accordance with City ordinance 58-677(b), deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
- v. Not less than ninety days prior to the final expiration of the Developer's LOC obligations, or at such time as the Developer shall convey the outlot(s) or common area(a) in or on which are located the stormwater drainage and storage facilities, including detention basin(s)/pond(s), to the Condominium Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basin(s)/pond(s) recertified in accordance with d. and e. above.
- vi. At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed herein), the Condominium Association, or any other assigns or successors in interest, shall fail to maintain the

stormwater drainage and storage facilities, including detention basin(s)/pond(s), the City, at its option, may give the Developer, the Subdivision Homeowners Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within thirty (30) days thereafter, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost thereof, including administrative charges, to the Developer, and/or to the Subdivision Homeowners Association, and/or other assigns and successors in interest, by drawing upon the LOC, and/or by imposing such charge as a special charge for services pursuant to §66.0627, Wisconsin Statutes, and if not promptly paid by the party to whom the charges were invoiced, as a lien and special tax on the property(ies).

- vii. The City Engineer has the authority to stop work, amend, or alter remediation measures to the detention basin/ponds. Failure to comply will result in the issuance of a municipal citation by a forfeiture as prescribed by law, or may be addressed in an action for injunction, mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.
- viii. Upon 75% (or fewer) of the units within this Development being sold, a Condominium Association shall be created.
- ix. This agreement and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall be binding on the heirs, personal representatives, successors and assigns of the parties hereto. This agreement shall be recorded with the Ozaukee County Register of Deeds office. The Development covenants and restrictions shall include this language and not by reference.

6. Erosion and Run-off Control

- a. Installation and construction of improvements in the proposed Development shall be done in conformance with the City in cooperation with the Ozaukee County Land Conservation Guidelines (SCS) and Department of Natural Resources "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements, with respect to erosion and sedimentation control. Temporary stormwater quality measures during construction activities shall include, as a minimum, the installation of silt fence and temporary sediment basins.
- b. The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or designated agent. The City may request temporary mulching if ground is exposed for more than 7 days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established Best Management practices. The City will decide what situation is appropriate for sod and will determine the sediment trap method to be used.
- c. The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.
- d. Excavated soil shall not be allowed to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.
- e. The surface of exposed bare soils shall be protected by mulches or by temporary annual grasses, or erosion matting.

- f. The Developer will periodically inspect and maintain any measures utilized above. All erosion control devices shall be inspected after each rain event.

7. Streets

- a. The road design standards shall be subject to the review and approval by the City Engineer and Fire Chief. The roads, whether public or private, shall be constructed in compliance with the City Standard Specifications for Land Development, latest edition, unless otherwise approved by the City.
- b. Private access roads/driveways shall be approved by the City Engineer and Fire Chief.
- c. Construction of a twelve (12) inch road base consisting of twelve (12) inches of one and one-quarter inch (1 1/4") crushed stone base course for all new streets. The initial surface shall consist of three inches (2.5") of bituminous binder course. The roads shall be constructed to the City's typical cross-section and in accordance with the City's standard specifications for land development.
- d. In developments with sanitary sewer the final one and one-half inch (1 1/2") asphalt surface course shall be applied following the construction of the binder course.
- e. The Developer shall provide to the City a performance bond, Letter of Credit or Cash Bond, in a form approved by the City Attorney subject to prior review and approval by the City, to provide security for compensation to the City for wear and tear and accelerated deterioration of City streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the approved Development.

Prior to commencement of any construction activity, the Developer shall establish with the City a performance bond, Letter of Credit or Cash Bond, in a form approved by the City Attorney, for road damage, in the amount equal to \$1,000 per residential unit in the proposed Development. Should the proposed development be approved as a phased Development, the performance bond and evaluation process shall be established prior to commencement of each phase of Development. Prior to the commencement of any construction activity, the following provisions shall be complied with:

- i. The Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer or Public Works Director.
- ii. Prior to commencement of construction, the City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or SCR, shall be used as the base line for establishing the level of damage that occurs as a result of the Development.
- iii. At the conclusion of the construction activity and prior to the recording of the final plat, the City will again videotape and perform a post development SCR of the Developer's "haul" route.
- iv. Prior to the City acceptance of the Improvements, the Developer will repair the road or pay to the City for the Dollar amount for the estimated repairs.

The road account and road evaluation is only applicable to that portion of the approved haul route that lies within the corporate limits of the City.

- f. Should the money in the account be inadequate to defray the cost of surfacing to include inspection, shouldering, road failures, base repairs and defects and utility adjustments, the Developer shall make up any shortage of funds.

8. Landscaping and Open Spaces

- a. Signage and entryway landscape plans shall be reviewed and approved by City staff.

9. Miscellaneous

- a. The Developer shall be responsible for maintaining and repairing all damage done to City streets as a result of excessive hauling operations and Development construction pursuant to section 7(f) above.
- b. The Developer shall be responsible for the material and installation of street name signs and regulatory/public safety signs (speed limit, stop sign, etc).
- c. All construction shall conform to the "Standard and Specifications for Development Construction in the City of Mequon," latest edition.
- d. Wetland Boundaries shall be identified and marked in the field and verified by the Wisconsin Department of Natural Resources. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained and setbacks observed during all phases of land disturbance and construction.
- e. The City Engineer may make changes to the approved plans and specifications for any of the improvements covered under this agreement which are necessary to correct oversights, omissions, and errors to compensate for changing site conditions, or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work as changed entirely at its expense without any claim for reimbursement.
- f. Submittal and Planning Commission approval of the maintenance agreement and street tree landscape plan, if applicable.
- g. Submittal of underground utility easements.
- h. All sanitary, drainage, water and other utility easements must be shown on the plat. All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer's expense. These documents shall be required at the time of final plat approval and approved by the City.
- i. Submittal of proposed driveway culvert size plan where applicable.

10. Special Provisions

- a. The development process shall strictly conform to the conditions of approval of the Preliminary Plat and other approvals, and as set forth in the Development Agreement. Request for final plat approval is subject to Engineering Department certification that all improvements required to be installed have been completed and approved, and as to the Improvements, approval and acceptance of their dedication by the City.

The remainder of this page is intentionally left blank.

EXHIBIT C

CITY OF MEQUON
WISCONSIN

* * * * *

ENGINEERING DEPARTMENT
DEVELOPMENT AGREEMENT**Development Title**

As a condition of final plat approval, the Developer, in accordance with the requirements of Section 58-640 of the Mequon Code of Ordinances will make payment in full of the following sewer connection charge: \$600 per connection to the City of Mequon Sewer.

Attachment: Packet (4021 : David Hoff for Dave Schenker)



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: April 8, 2019
SUBJECT: Plunkett Raysich Architects, LLP for Lumen Chrisiti Catholic Parish. The application is seeking landscape plan amendment and lighting plan approval, including waivers, for the proposed addition for the property located at 2750 W. Mequon Road.

Applicant: Plunkett Raysich
Status of Applicant: Agent
Requested: Landscape Plan Amendment
Lighting Plan
Lighting Waiver

Existing Use: Institutional
Existing Zoning: IPS (Institutional and Public Service)
C-2 (General Conservancy)

Land Use Plan: Institutional
Critical Environmental

Lot size: 13.97 acres
Location: 2750 W. Mequon Road
Tax Key: #14-024-16-004.00
District: #2

Background:

The applicant is requesting landscape plan amendment and lighting plan approval, including waivers, for an addition and remodel to the existing church building for Lumen Christi Catholic Parish at 2750 W Mequon Road. The Planning Commission approved a building/site plan amendment for the proposed addition at the February 11, 2019 meeting.

Lighting Plan:

The lighting plan shows two new fixtures flanking the entryway. The plan shows four fixtures on the exterior at the four corners of the bell tower to light the tower externally. According to the Zoning Ordinance, the façade lighting is considered decorative lighting and shall meet the maximum illumination of not more than 10 foot candles. The proposed facade lighting exceeds this requirement and requires a waiver. There is also lighting proposed within the tower to light the bell and a proposed fixture affixed to the façade to light the cross. The bell and cross lighting meet the illumination of not more than 10 foot candles. A waiver is required for the proposed luminaries attached to the building which exceed 16 feet in height from grade as required by code. Seven bollards are proposed and meet the height and output requirement of the lighting code. The lighting plan also shows recessed down lighting for the proposed covered walkway.

According to the applicant, no new parking lot lighting is proposed.

Lighting Waiver:

The Zoning Code states that the Planning Commission may approve exceptions to the provisions of the code subsection where, in their opinion, strict compliance to the regulations is impractical and the alternative would further the public interest. The applicant is requesting the following waivers:

1. Waiver to exceed the maximum illumination of the building surface.
2. Waiver to the maximum height of fixtures attached to the façade.
3. Waiver to the hours of operation.

The applicant is seeking a waiver to the maximum illumination of vertical building surface. The code requires a maximum illumination of any vertical building surface or façade to not exceed 10 foot candles. The applicant is proposing illuminations that exceed this requirement and up to 135 foot candles in areas (see Exhibit A). Staff does not support a waiver to exceed the illumination output for the lighting the façade and tower. For the purpose of illuminating the façade and tower for architectural and aesthetic purposes, staff believes that this effect can be achieved while in compliance with the code requirement. Staff does not believe that strict compliance with the regulation is impractical. Although the nearest residential property is at a distance of approximately 280 feet from the proposed tower, the general area is still predominantly residential. Since there is no other lighting competition in the area, illuminations meeting the maximum 10 foot candles requirement are likely able to achieve the desired look.

The applicant is also requesting a waiver for the height of the fixtures for the illumination of the tower and cross. The code requires lighting attached to buildings to not exceed 16 feet in height. The proposed lighting exceeds the height requirement. Staff supports the waiver to the height requirement for the fixtures that illuminate the tower, bell and cross because of the architectural quality and richness it provides to the overall entryway and building addition. In addition, the illumination, in this case, is directly aligned with the mission(s) of a church such as healing and faith

The applicant is also requesting a waiver to light the cross, bell tower, entry façade lights and canopy until 11:00 PM. The Zoning Code requires all luminaries to be turned off from close of business to sunrise, unless the use remains open after 11:00 PM. The applicant has provided the hours of operation for the church as follows:

Monday - Thursday (office hours)	8:00 AM - 4:30 PM
Friday (office hours)	8:00 AM - 3:00 PM
Daily Mass	Open at 7:00 AM
Occasional Meetings	Until 9:30 PM

Staff would support the lighting waiver to illuminate the building until 11:00 PM if all illumination meets code requirements. Staff is sensitive to the sense of community religious institutions provide and the symbology of the lighted cross to the church's mission. Again, the code requires a maximum illumination of any vertical building surface or façade to not exceed 10 foot candles.

Landscape Plan Amendment:

The applicant is seeking landscape plan amendment for the proposed addition. The property received landscape plan approval in 2015 at the time of approval for an addition to the school

and parking lot approval. The landscape plan amendment provides new landscaping for the addition and areas adjacent to Mequon Road. The plan shows removal of 11 trees to accommodate the new addition and removal of trees along Mequon Road. The City Forester, Mike Gies, inspected the site and has no objections to the proposed removal. The trees along Mequon Road are ash trees and none of the trees are specimen trees. Based on a letter dated March 25, 2019, the City's landscape architect consultant, M. Terry Higgins, offered comments regarding the landscaping proposal (please see attached letter). Based on his comments, staff will require the following:

1. The plan fails to address street trees along Mequon Road. One street tree shall be provided every 30 feet of frontage at 3 inch minimum caliper.

Staff Recommendation:

Staff recommends **approval** of the landscape plan amendment, lighting plan and lighting waivers subject to the following condition(s):

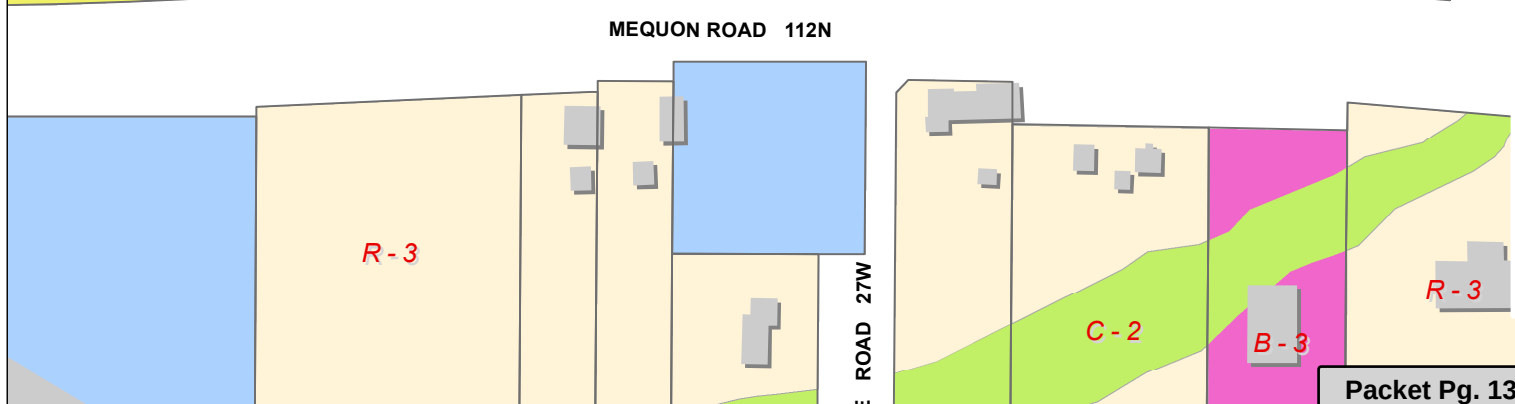
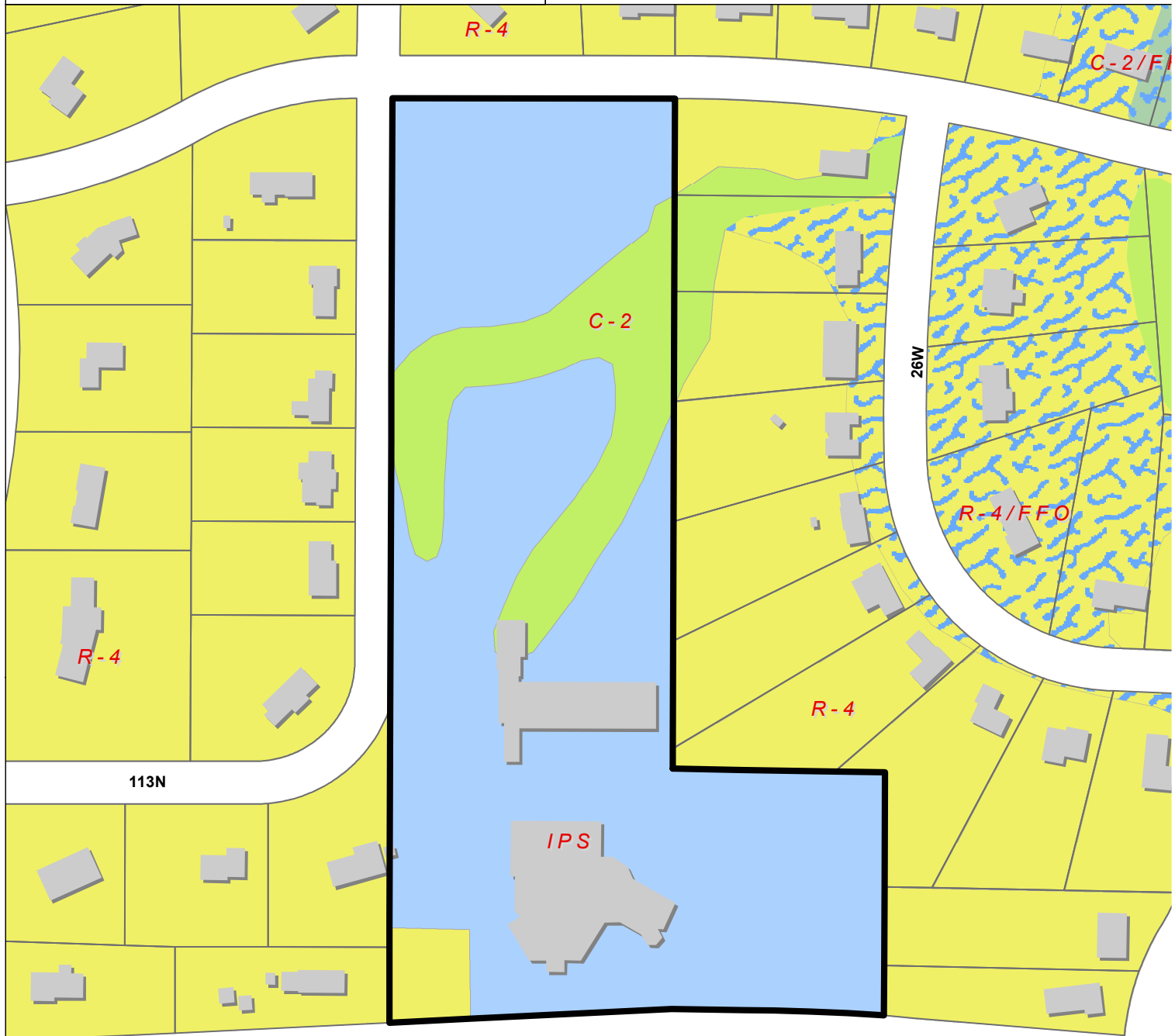
1. Final staff review and approval of lighting and landscape plans prior to the issuance of permits.
2. All illumination of exterior façade shall not exceed 10 foot candles.
3. Street trees shall be provided along Mequon Road at one tree per 30 feet of frontage and 3 inch minimum caliper.
4. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
5. Illumination of the building is permitted until 11:00 PM.

Attachments:

Packet (PDF)

Lumen Christi Catholic Parish

AC	Arrival Corridor	LTD	Limited Use	4.d.a
A-1	Agricultural Preserve	OA	Agricultural Overlay	
A-2	General Agricultural	PUD	Planned Unit Development Overlay	
B-1	Neighborhood Business	P-1	Park & Recreation	
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)	
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)	
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)	
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)	
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)	
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)	
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)	
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)	
CGO	Central Growth Overlay	RM	Multi-Family Residential	
FFO	Flood Fringe Overlay	TC	Town Center	
FW	Floodway	TDR	Transfer of Development Rights	
IPS	Institutional & Public Service			



Attachment: Packet (4024 : Plunkett Raysich Architects, LLP for Lumen Christi Catholic Parish)



PLUNKETT RAYSICH
ARCHITECTS, LLP

Memo

Date: 5 March 2019
To: Pa Phouala Vang – City of Mequon
From: Martin Choren AIA
Re: material for the April Plan commission meeting
Copy: Fr Dan Sanders, Mike Walton

=====

We are requesting consideration of two items for the April Plan Commission meeting:

Bell Tower lighting. The church is requesting permission to light the bell tower after daylight; until 11:00 PM. Attached is the cut sheet on the light fixtures proposed to provide that lighting and photometric information relative to the lighting on the surface of the bell tower.

Landscape plan – attached is a proposed landscape plan for the proposed addition/renovation. We are proposing to distribute the required trees along Mequon Road to the west as not to obscure view of the church and bell tower.

Attached are the required forms and payment of \$199.

Please confirm that we have been placed on the April agenda.

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Mark C. Herr, John J. Holz, Nicholas D. Kent,
Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

ELECTRICAL SHEET INDEX - SITE PACKAGE	
SHEET NUMBER	SHEET NAME
E010	SITE PLAN - EXTERIOR LIGHTING - PHASE 2
E011	SITE PLAN - EXTERIOR LIGHTING PHOTOMETRICS - PHASE 2
E012	BELL TOWER ELEVATION PHOTOMETRICS
E013	LIGHT FIXTURE CUT SHEETS - TYPES ME, OB, OC & OD
E014	LIGHT FIXTURE CUT SHEETS - TYPES OA & OAE

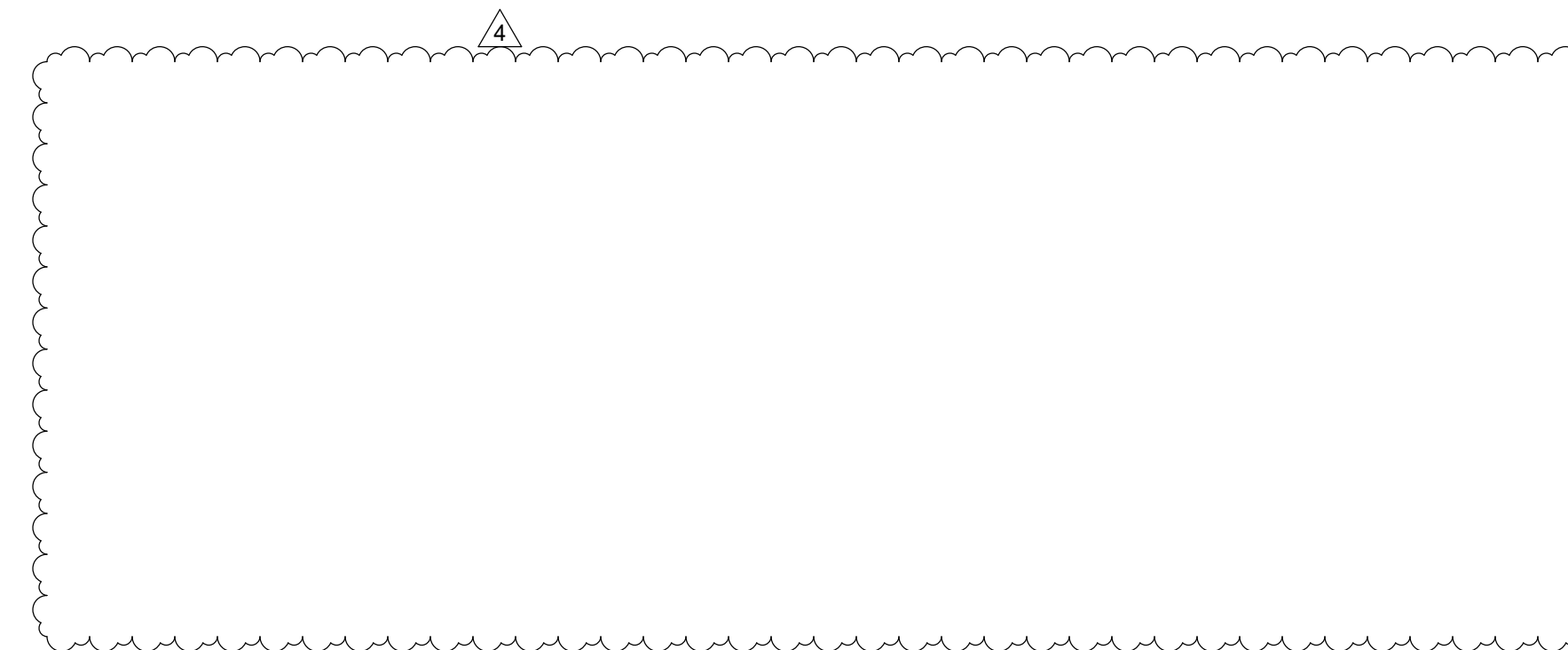
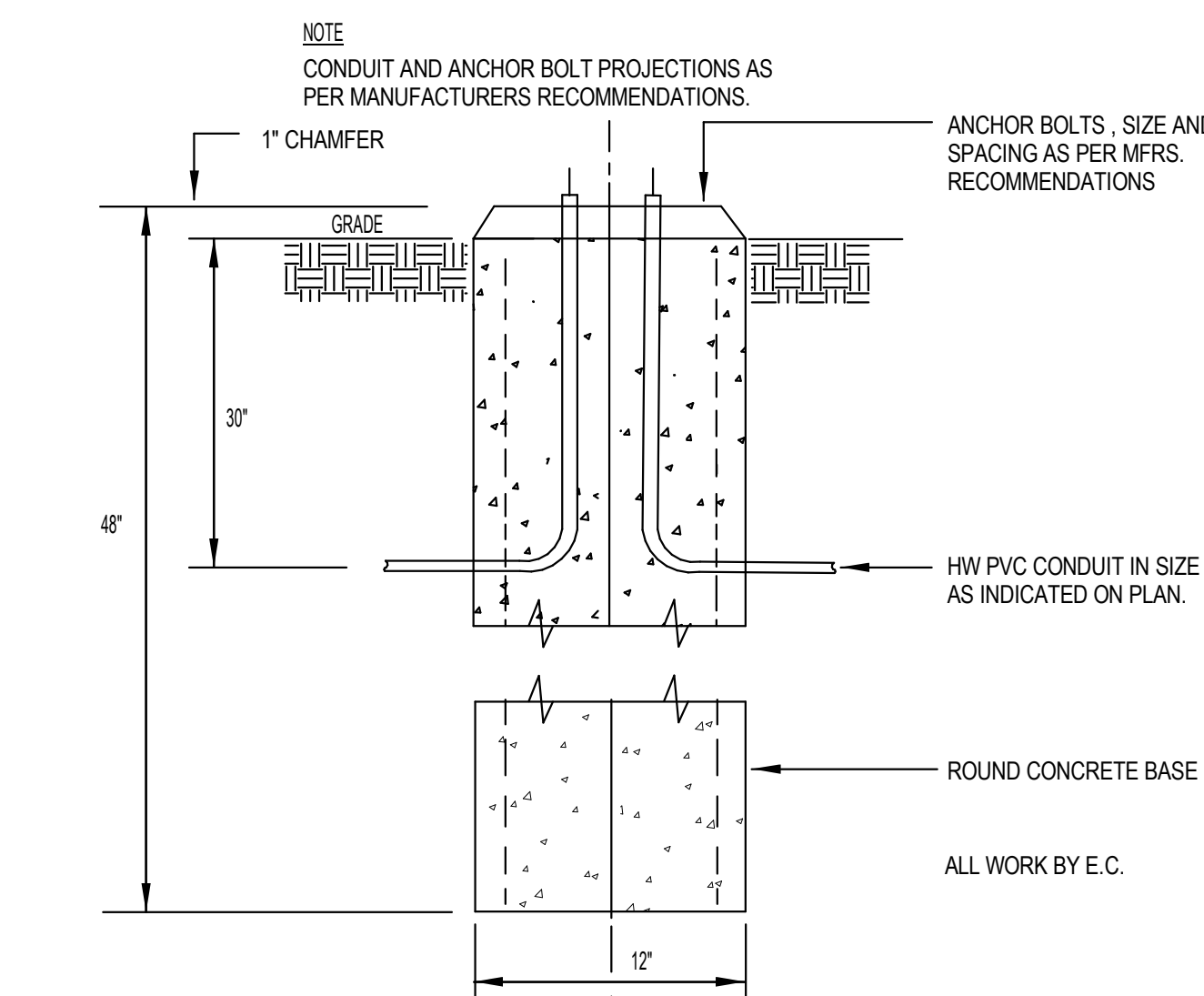


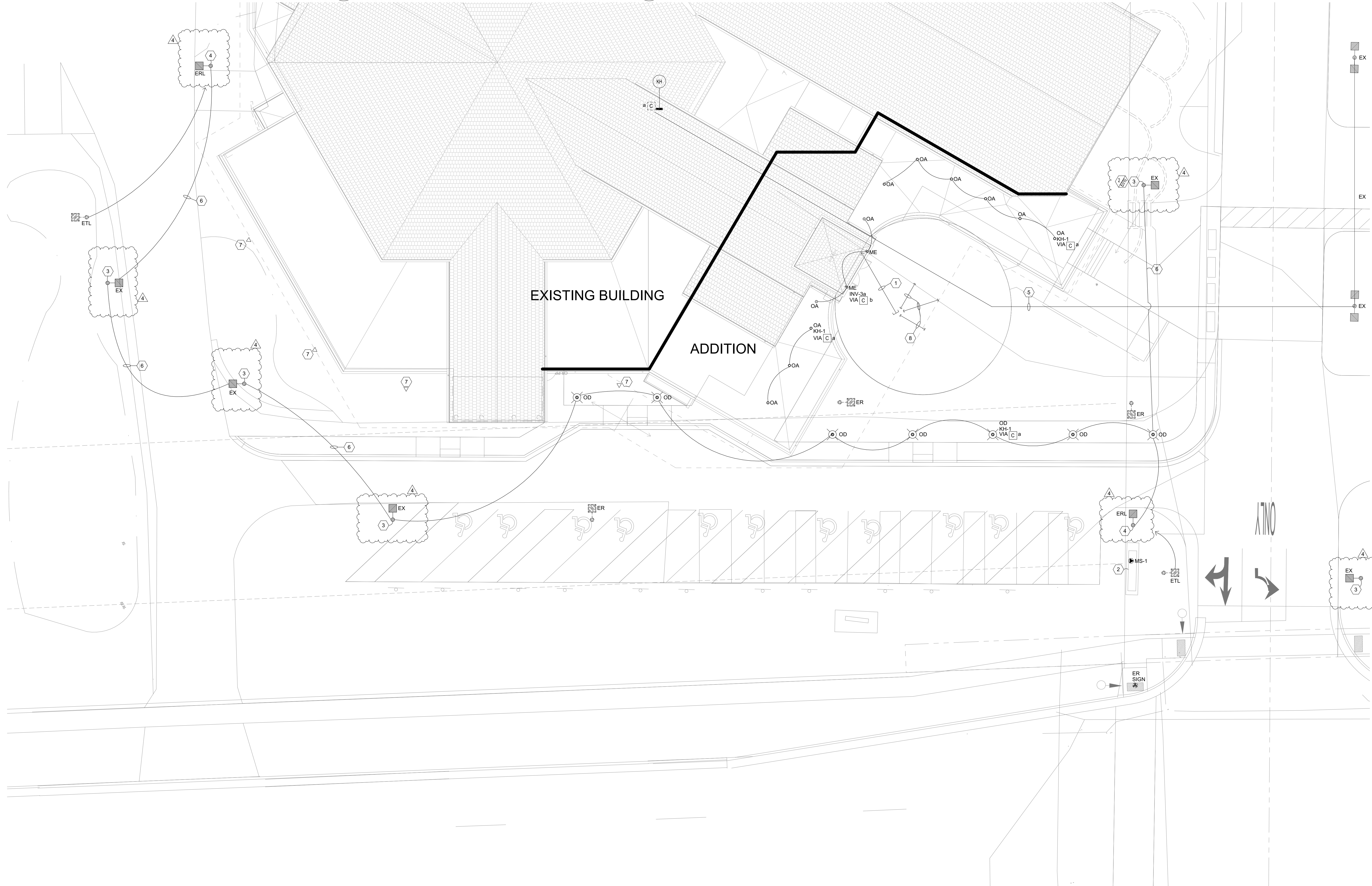
PHOTO - EXISTING LANTERN POST

GENERAL NOTE:

ALL EXTERIOR WIRING TO BE #10 THWN MINIMUM WITH
#10 GROUND IN 1" HWPVC 30" BELOW FINISHED GRADE
BACKFILL WITH GRAVEL BELOW PAVED AREAS.

KEYED NOTES:

- 1 EXTEND 1" C. FROM EXISTING CONTACTOR'S
ADJACENT TO PANEL KH. CAP BELOW PAVEMENT AND
MARK LOCATION.
- 2 RUN EMPTY 1" CONDUIT WITH FISH-WIRE FOR FIBER
OPTIC CABLE. TERMINATE NEAR PANEL KH.
- 3 EXISTING LIGHT POLE.
- 4 RELOCATED LIGHT POLE.
- 5 EXISTING PARKING LOT LIGHTING CIRCUIT WILL BE
INTERRUPTED BY ADDITION. CIRCUIT IS 3/8" IN 1"
HWPCV. INTERCEPT AND REINSTALL.
- 6 REPLACE EXISTING CIRCUIT (2#10 PLUS 1#10 GROUND -
1" CONDUIT) UNDER BASE BID.
- 7 EXISTING FLOODLIGHT KEEP IN SERVICE.
- 8 1" HWPCV BELOW SIDE WALK FOR FUTURE LIGHTING.
CAP AND MARK ENDS.



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Lumen Christi Catholic Parish
Parish Addition and Renovation

Attachment: Deckot (A024) · Blunkett Ravsiech Architects LLP for Lumen Christi Catholic Parish)

2018-01-15:00

GRAEF

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-5470

prod  PLUS
ABC

PLUNKETT RAYSICH
ARCHITECTS LLP

209 south water street milwaukee, wisconsin 53204
2310 crossroads drive suite 2000 madison, wisconsin
205 north orange avenue suite 202 sarasota, florida

414 359 3060
608 240 9900
941 348 3618

E01C

Packet Pg. 14

SHEET NO:

JOB NO:

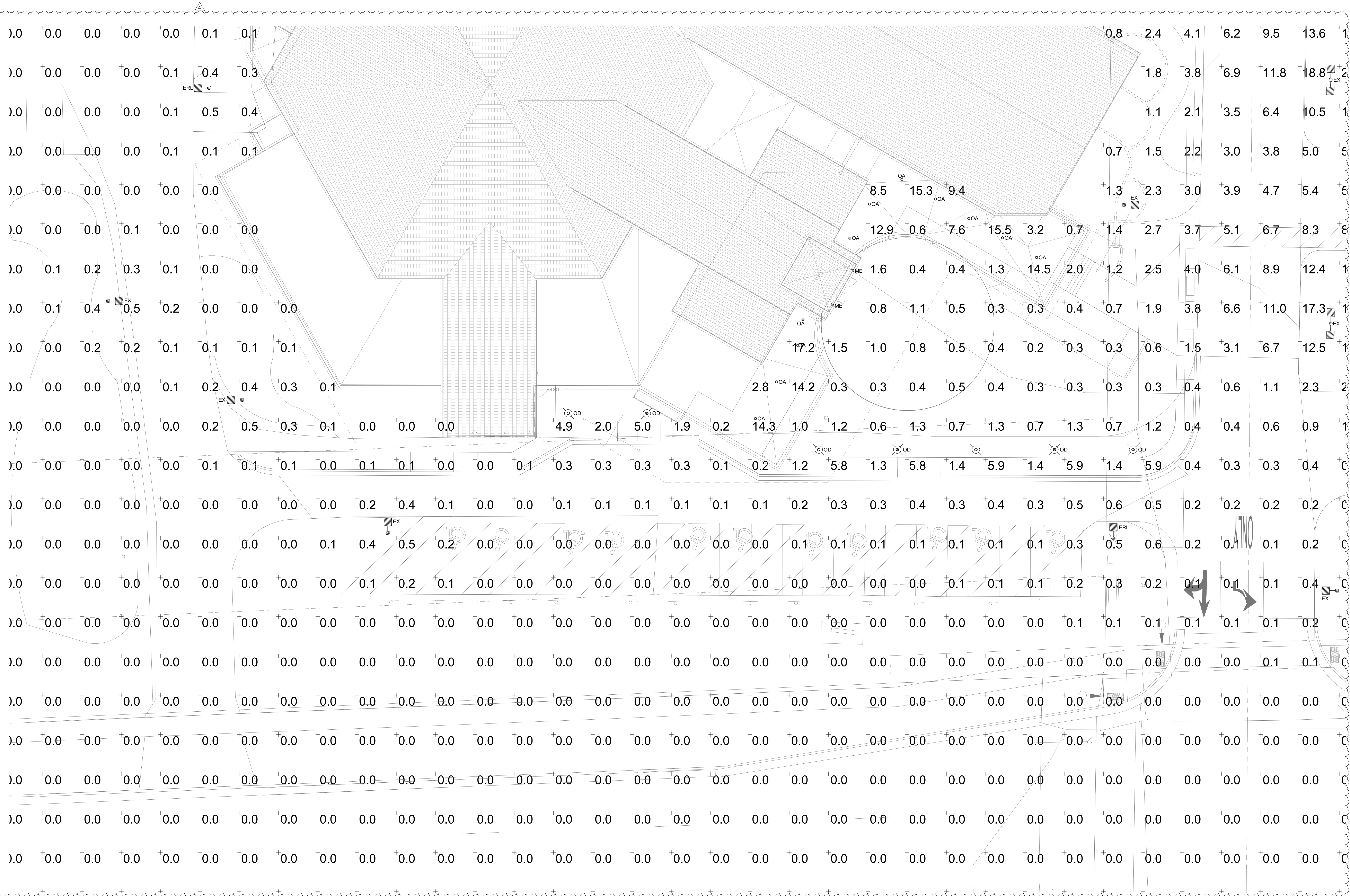
DATE: _____

133

REVISIONS:	
AD1	03/05/19
SITE	03/11/19
SITE	03/28/19

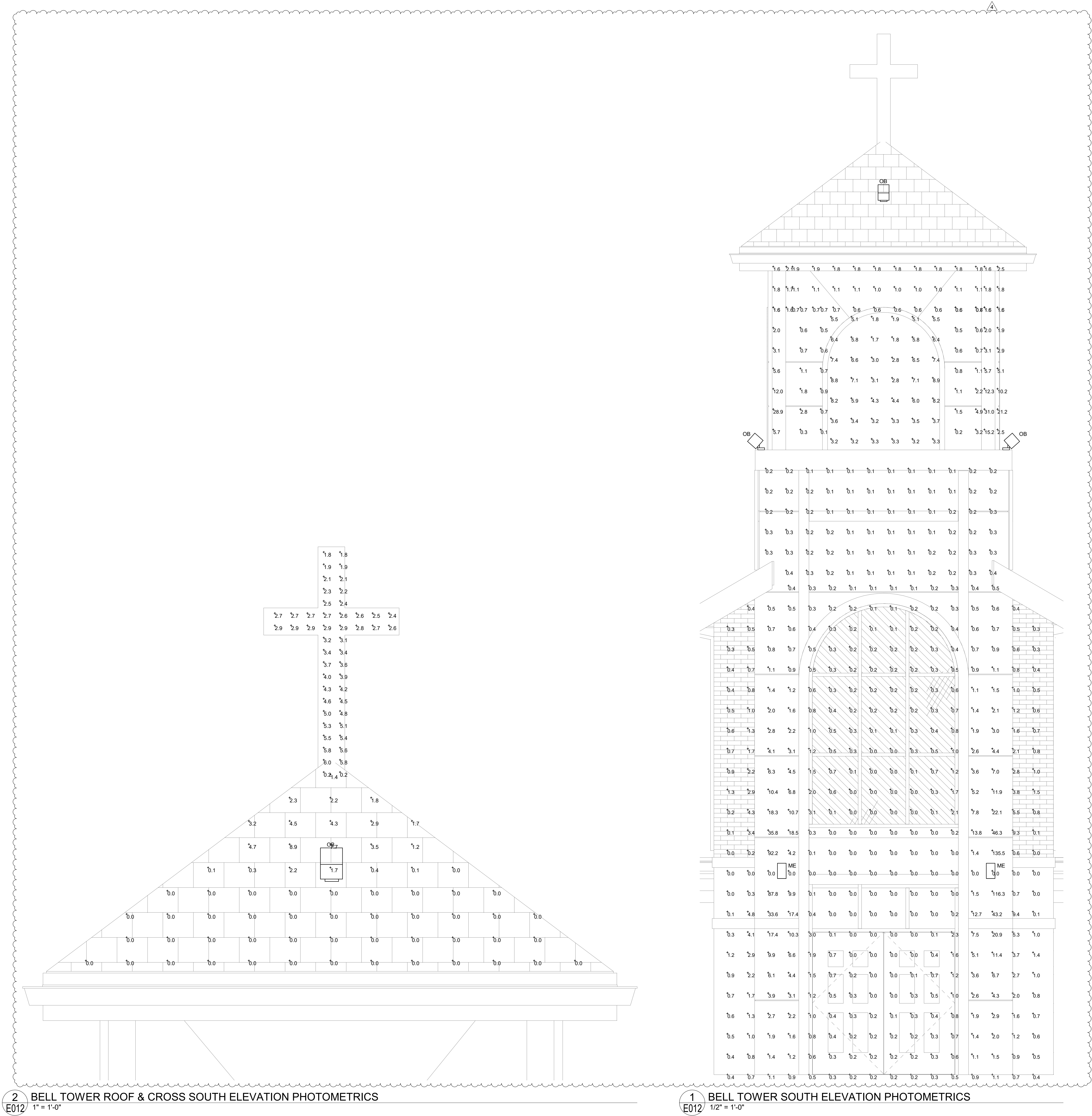
CITE DI AN - EXTENDING ICHTINIC - DWAVE 2

DRAWN BY: Author 3/28/2019 12:21:09 PM



1 SITE PLAN - EXTERIOR LIGHTING PHOTOMETRICS - PHASE 2
E011 1" = 10'-0"

LIGHT FIXTURE SCHEDULE - SITE PLAN									
NOTES:									
1. ALL FIXTURES SHALL BE 4000K UNLESS OTHERWISE NOTED.									
LIGHT FIXTURE NOTES:									
3. FINISH AS SELECTED BY ARCHITECT.									
4. SEE DETAIL - 2/E010, UNDER ALTERNATE BID.									
7. OR APPROVED EQUIVALENT									
TAG	LAMP TYPE	DESCRIPTION	MAKE	LIGHTING FIXTURE CATALOG NO	MOUNT	CEILING TYPE	VOLT	SEE	NOTE
ERL		EXISTING FIXTURE RELOCATED					120		
EX		EXISTING FIXTURE TO REMAIN					120		
ME	28 WATTS / 2332 LUMENS	EXTERIOR WALL SCONCE - EMERGENCY	BEGA LIGHTING	33092	SURFACE	WALL	120	3.7	
OA	15 WATTS / 1000 LUMENS / 4000K	6" DOWNLIGHT - LED	DMF	DRDHJJD/DRD2M1040/DRD2TRJDSWA	RECESSED	CANOPY	120	7	
OB	19 WATTS / 1800 LUMENS / 4000K	FLOOD FIXTURE LED	BEGA LIGHTING	77702	WALL	-	120	7	
OD	8.2 WATTS / 598 LUMENS / 4000K	BOLLARD	BEGA LIGHTING	88659-K4-79817	CONC. BASE	-	120	3.7	



2 BELL TOWER ROOF & CROSS SOUTH Elevation Photometrics
E012 1" = 1'-0"

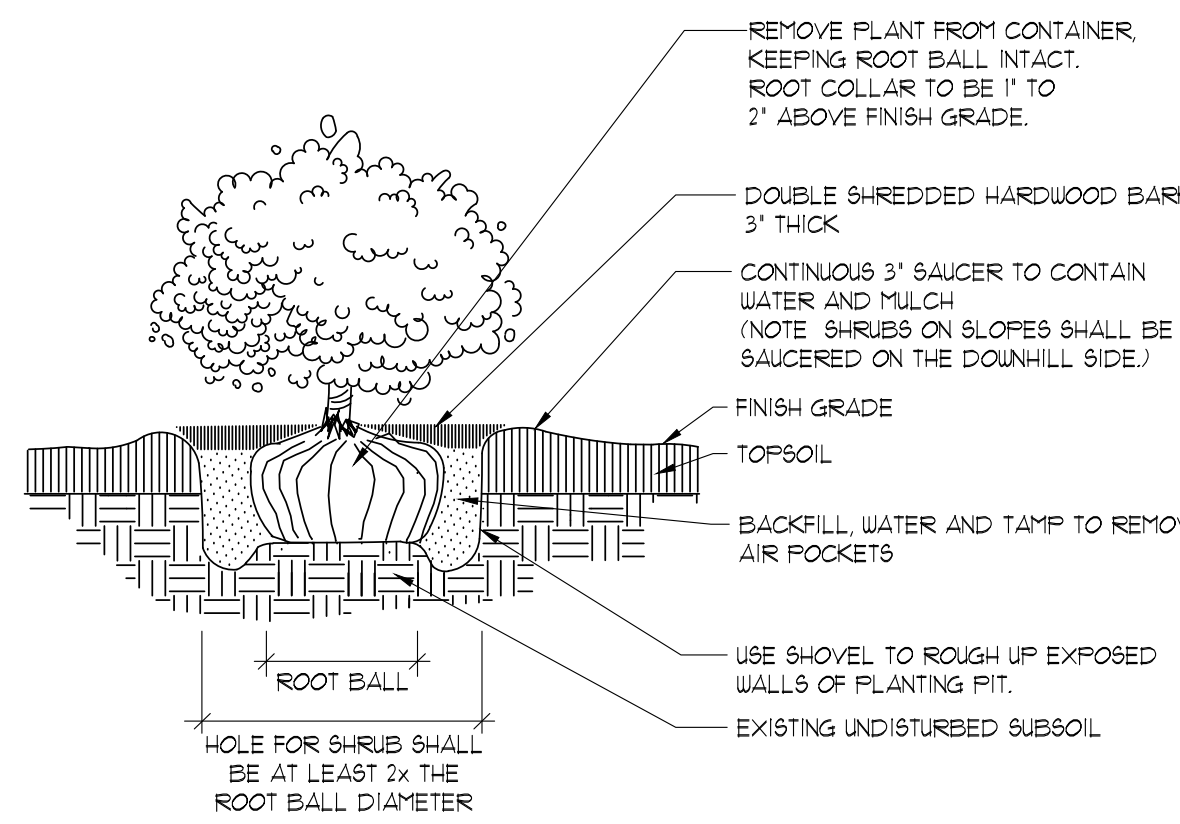
1 BELL TOWER SOUTH Elevation Photometrics
E012 1/2" = 1'-0"





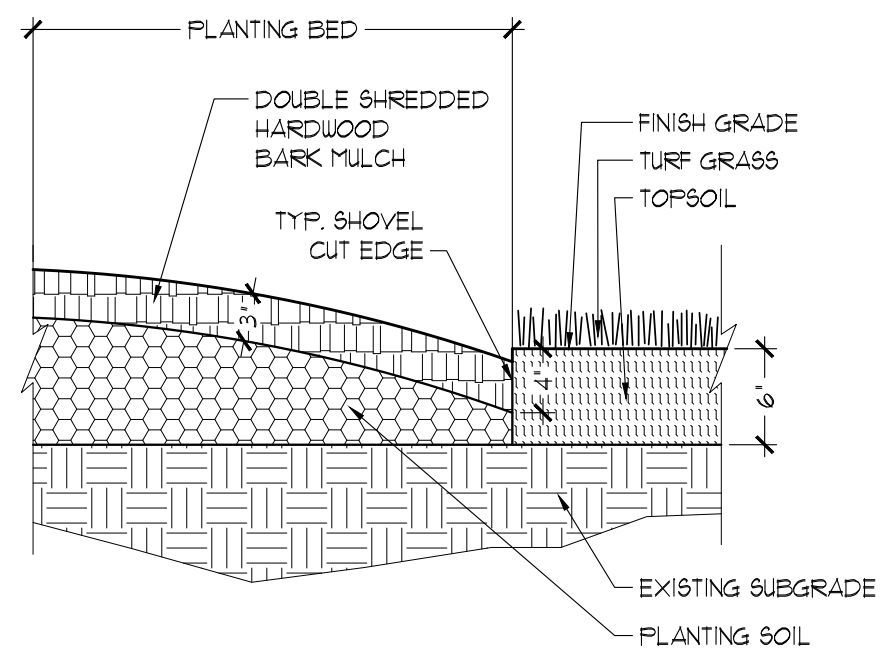
SHRUB PLANTING NOTES

1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



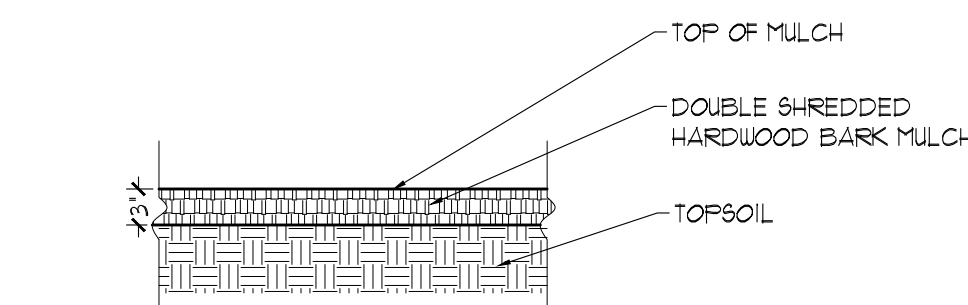
SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



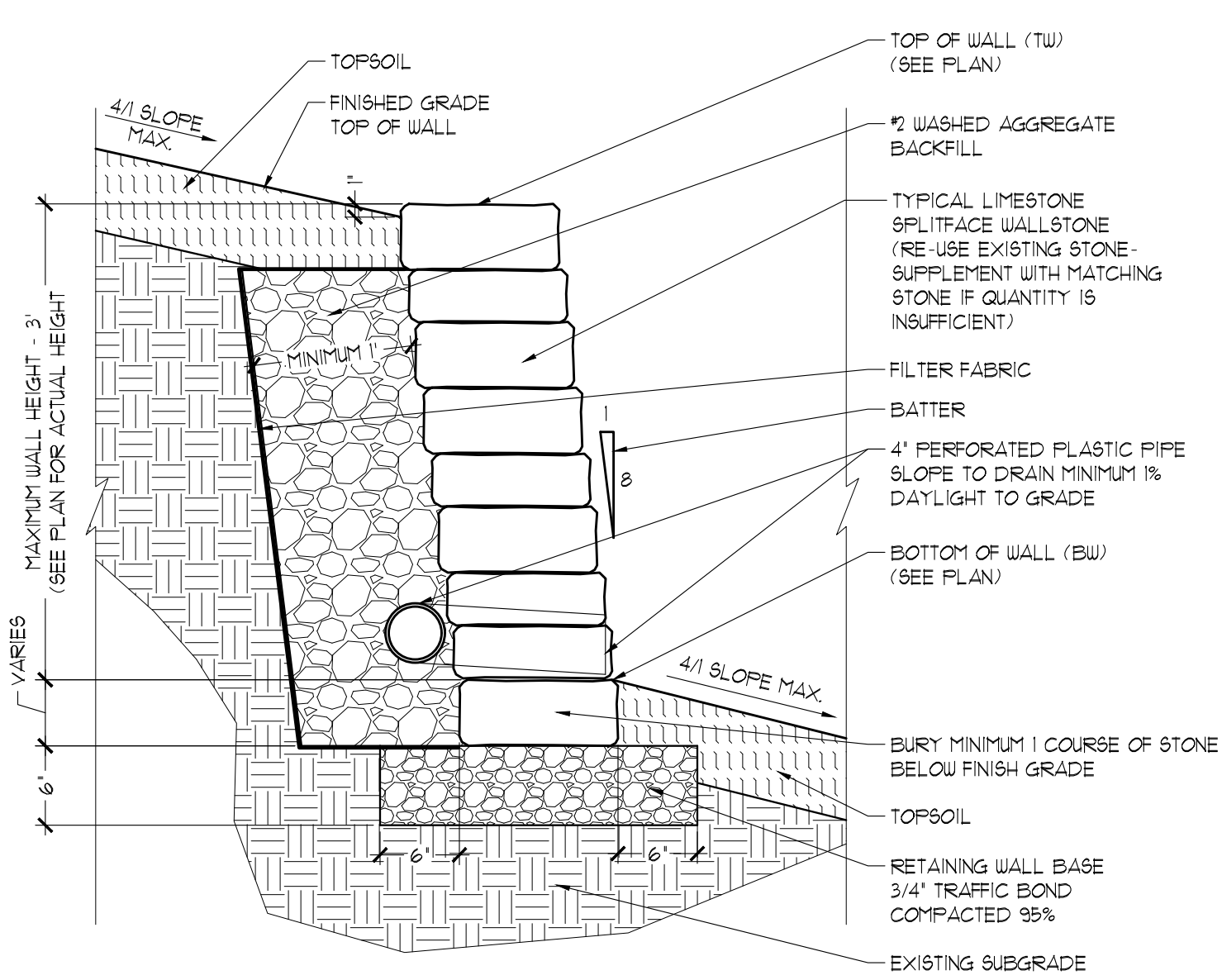
TYPICAL SHOVEL CUT EDGE SECTION

SCALE: 1" = 1'-0"



TYPICAL SHREDDED HARDWOOD MULCH SECTION

SCALE: 3/4" = 1'-0"



TYPICAL LIME STONE RETAINING WALL RE-BUILD SECTION

SCALE: 1" = 1'-0"

PLANT SCHEDULE

CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L1.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACBA	Acer saccharum	Sugar Maple	1	3" Cal. B4B	H-55', W-40'
CABE	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2	3" Cal. B4B	H-35', W-25'
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	3	3" Cal. B4B	H-50', W-20'
QUROB	Quercus robur 'bicolor' Long'	Regal Prince Oak	3	3" Cal. B4B	H-45', W-18'

ORNAMENTAL TREES (INSTALL IN ACCORDANCE WITH DETAIL 2/L1.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	10" B4B, multi-stem	H-20', W-15'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 3/L1.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
TAMET	Taxus x media 'Tauntonii'	Tauntonii Yew	18	24" Spread B4B	H-4', W-5'

DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 3/L1.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
HYPAJ	Hydrangea paniculata 'Janes'	Little Lime Hydrangeas	6	18" Tall Pot	H-4', W-4'
HYPAL	Hydrangea paniculata 'Limelight'	Limelight Hydrangeas	2	18" Tall Pot	H-7', W-6'
RHARG	Rhus aromatica 'Gro-low'	Gro Low Sumac	9	18" Spread Pot	H-2', W-5'
SPBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	11	18" Tall Pot	H-3', W-3'
SPMIC	Spiraea x bumalda 'Magic Carpet'	Magic Carpet Spiraea	26	18" Tall Pot	H-2', W-2'
WEFLA	Weigela florida 'Elvira'	Midnight Wine Weigela	8	18" Tall Pot	H-2', W-2'

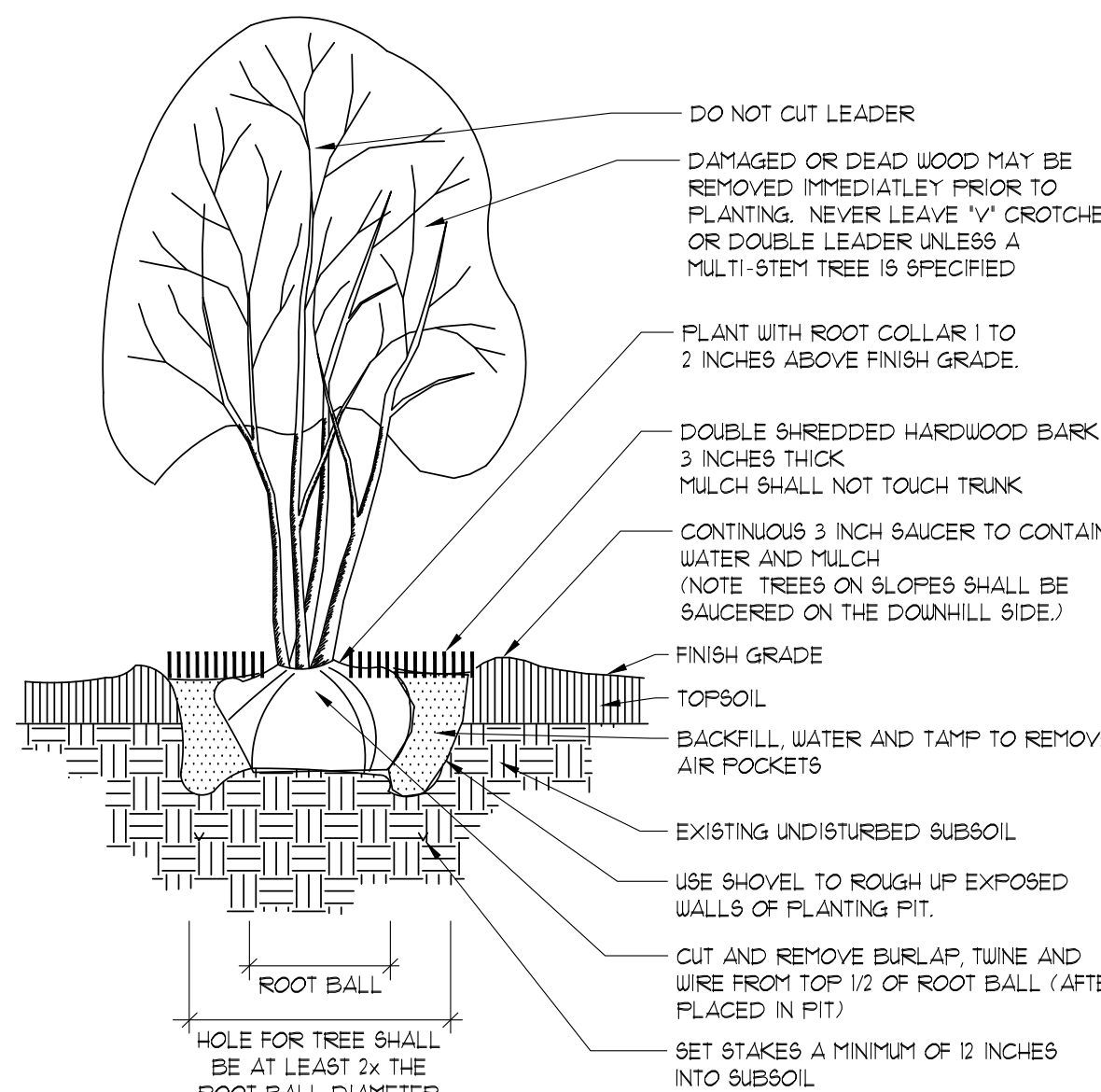
PERENNIALS / GRASSES / VINES

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
ALMI	Allium x 'Millenium'	Millenium Globe Lily	32	1" Pot	18" O.C.
CAAC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	48	1" Pot	24" O.C.
HEPP	Hesperis matronalis 'Palace Purple'	Palace Purple Coral Bells	15	1" Pot	18" O.C.
HEGB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	29	1" Pot	18" O.C.
NEUL	Nepeta x 'Walker's Low'	Walker's Low Catmint	31	1" Pot	24" O.C.
RUFEBG	Rudbeckia 'fulgens' Early Bird Gold'	F. Early Bird Gold Black-eyed Susan	15	1" Pot	24" O.C.
SANEC	Salvia nemorosa 'Caradonna'	Caradonna Meadow Sage	15	1" Pot	18" O.C.

PLANT SCHEDULE NOTE
ALL PLANT MATERIALS SPECIFIED MUST MEET THE HEIGHT, CALIPER, ROOT BALL DIMENSIONS PRESCRIBED BY ANZI-Z REQUIREMENTS. THE CITY OF MEQUON RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL FOR CAUSE.

MULTI-STEM TREE STAKING AND PLANTING NOTES

1. STAKING - MULTI-STEM TREES SHALL NOT BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 1/3 OF THE TREE IS FREE TO SWAY.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

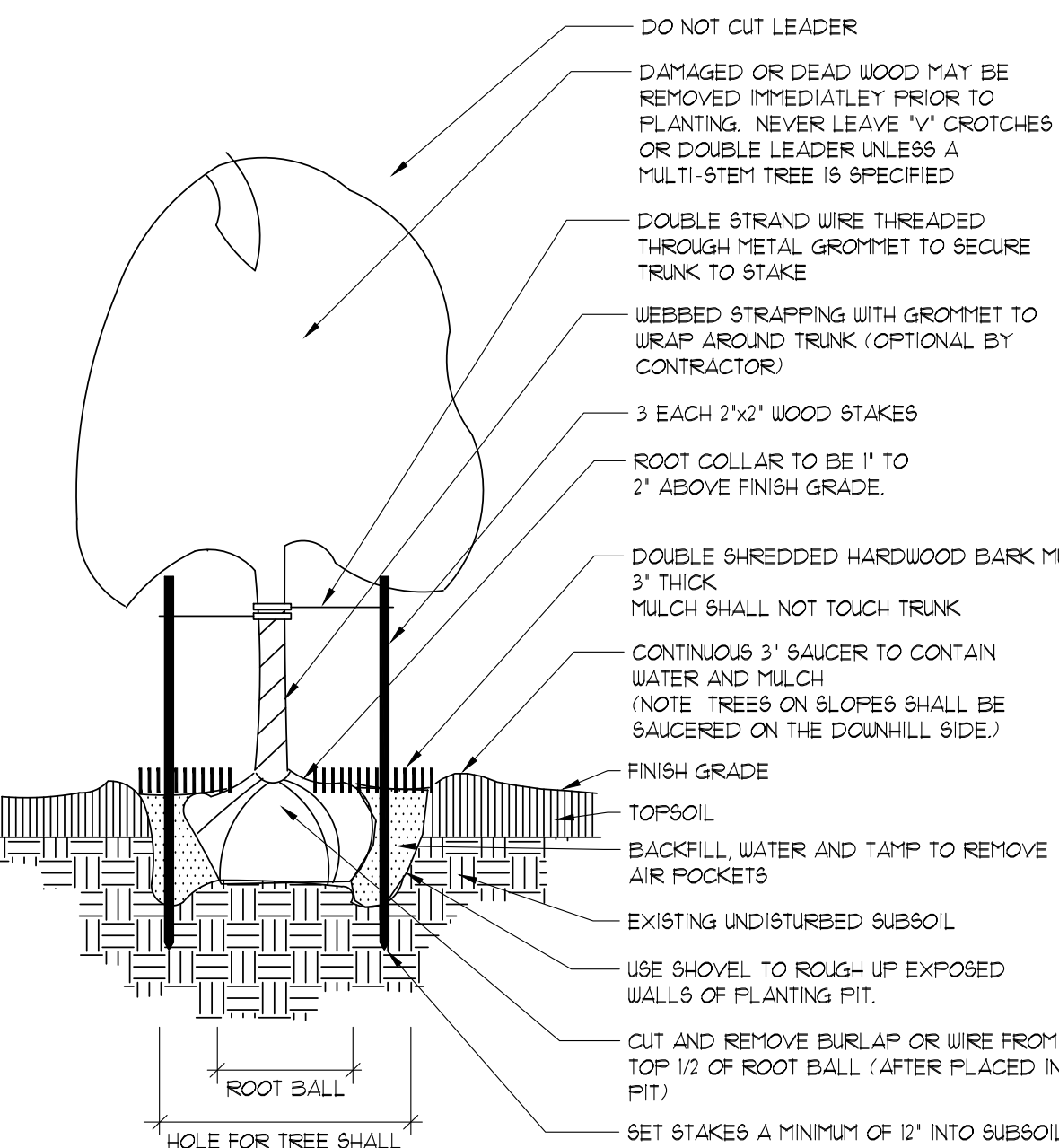


MULTI-STEM TREE PLANTING

SCALE: NOT TO SCALE

TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 1/3 OF THE TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



DECIDUOUS TREE PLANTING

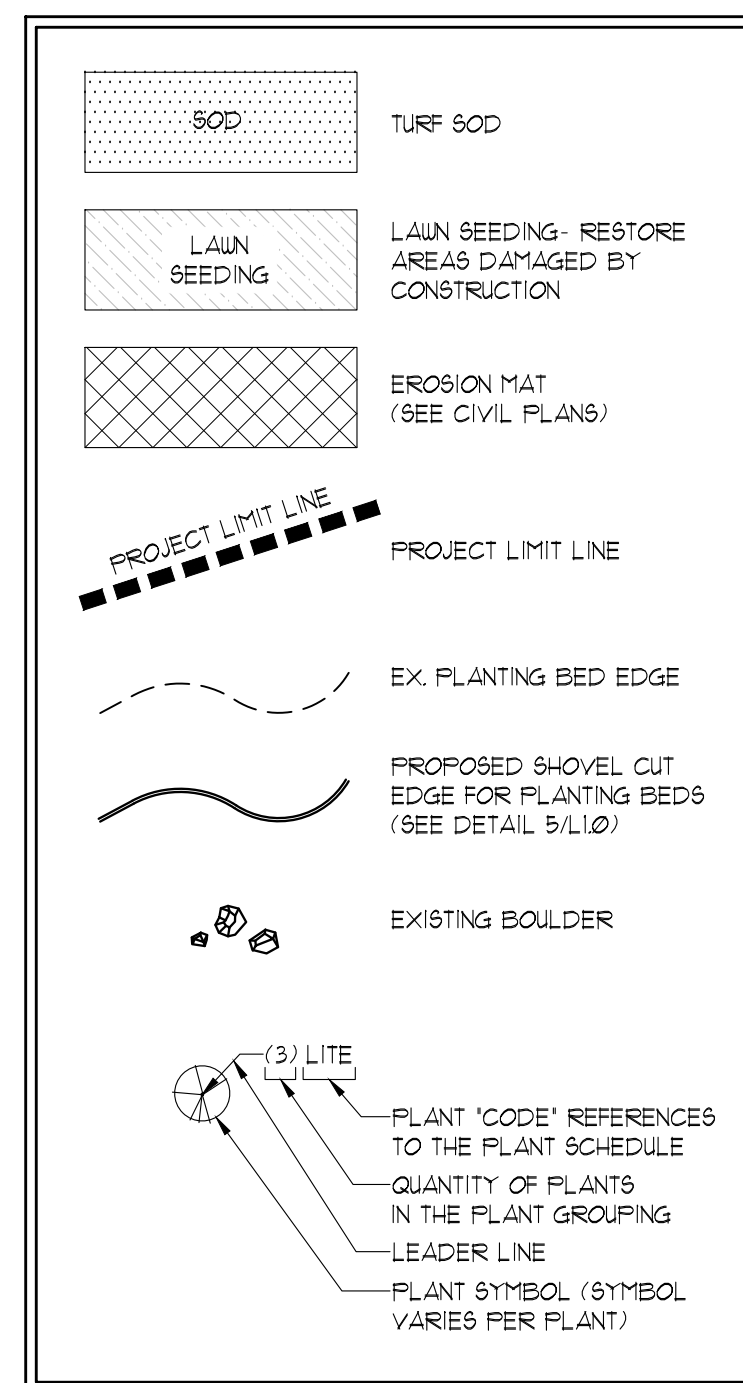
SCALE: NOT TO SCALE



ABBREVIATIONS

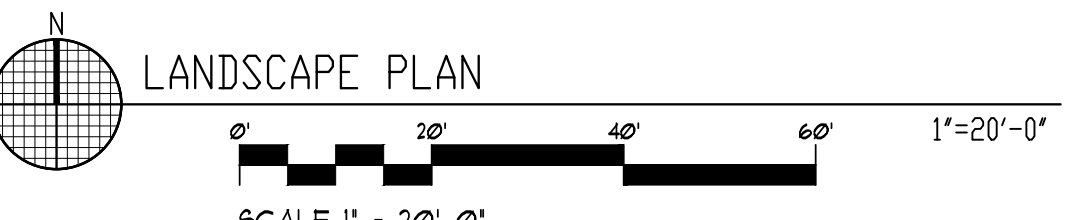
ABBREVIATION	FULL WORDS
B4B	Balled and burlapped
CAL	Caliper
DBH	Diameter at breast height (Approximately 4' from finish grade)
DIA	Diameter
EX	Existing
HTT	Height to tip
O.C.	On center
SQ. FT. -or- SF	Square feet
TR	Tree

LANDSCAPE LEGEND



GENERAL NOTES:

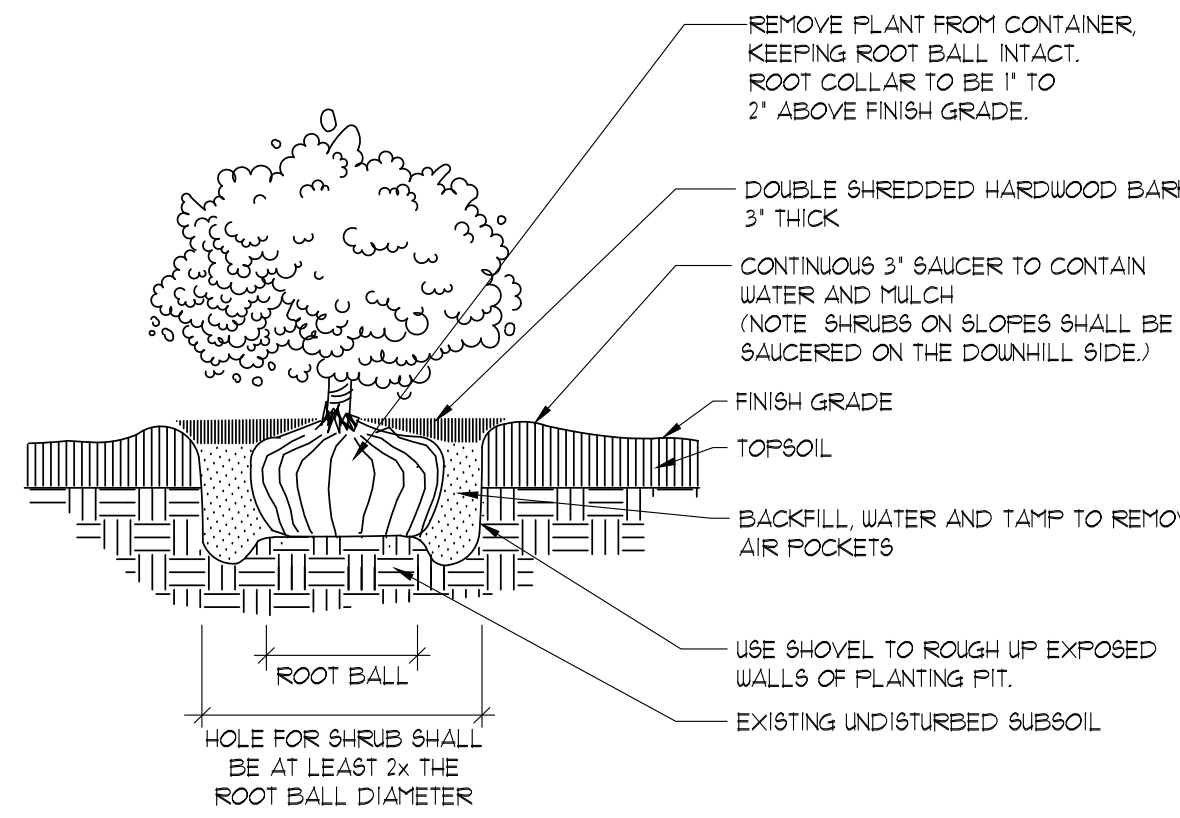
1. THE PLANT SCHEDULE IS PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAIN ON THE PLAN SHALL BE THE ORIGINAL QUANTITY.
2. SEE PLANTING DETAILS ON SHEET L1.0.
3. UTILITIES, LIGHT POLES AND RETAINING WALLS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS AND SITE LIGHTING DRAWINGS FOR UTILITY AND LIGHT POLE INFORMATION.
4. REMOVE AND LEGALLY DISPOSE OF ALL EXISTING SOD, PLANTINGS, STONE, MULCH, ETC. WITHIN THE PROJECT LIMIT LINE TO PERMIT INSTALLATION OF NEW CONSTRUCTION (UNLESS INDICATED TO REMAIN). ALL EXISTING TREES AND SHRUBS OUTSIDE OF THE PROJECT LIMIT LINE SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION UNLESS INDICATED TO BE REMOVED. ANY PLANT MATERIAL THAT IS INDICATED TO REMAIN OR OUTSIDE OF THE PROJECT LIMIT LINE WHICH IS DAMAGED OR REMOVED SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



INFORMATION SHOWN ON THIS DRAWING IS BASED ON A SURVEY AND CIVIL PLANS COMPLETED BY JSD PROFESSIONAL SERVICES, INC. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SITE INFORMATION. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

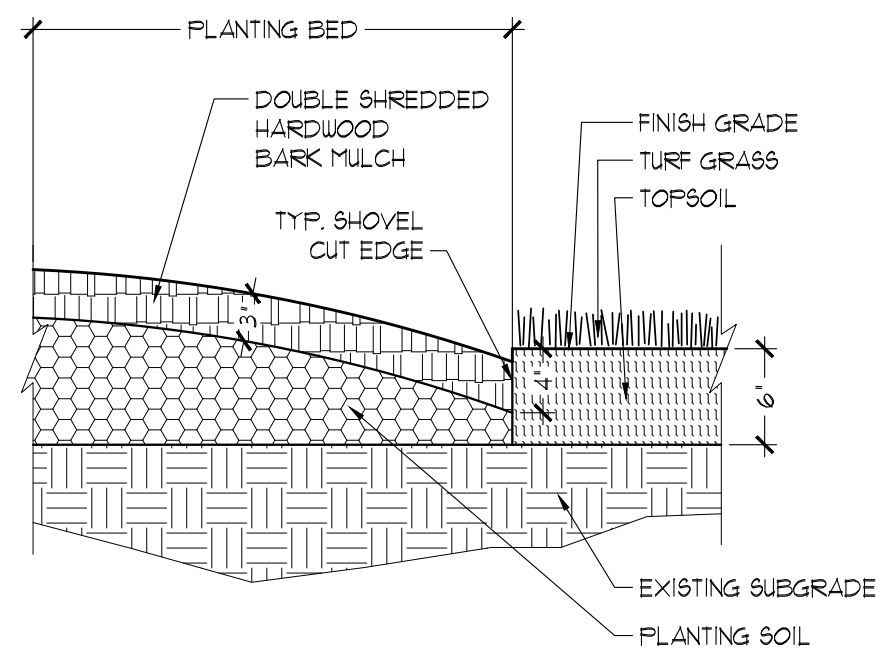
SHRUB PLANTING NOTES

1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
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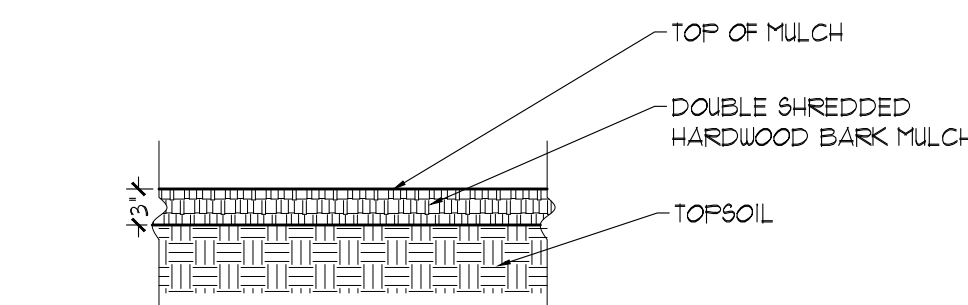
SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



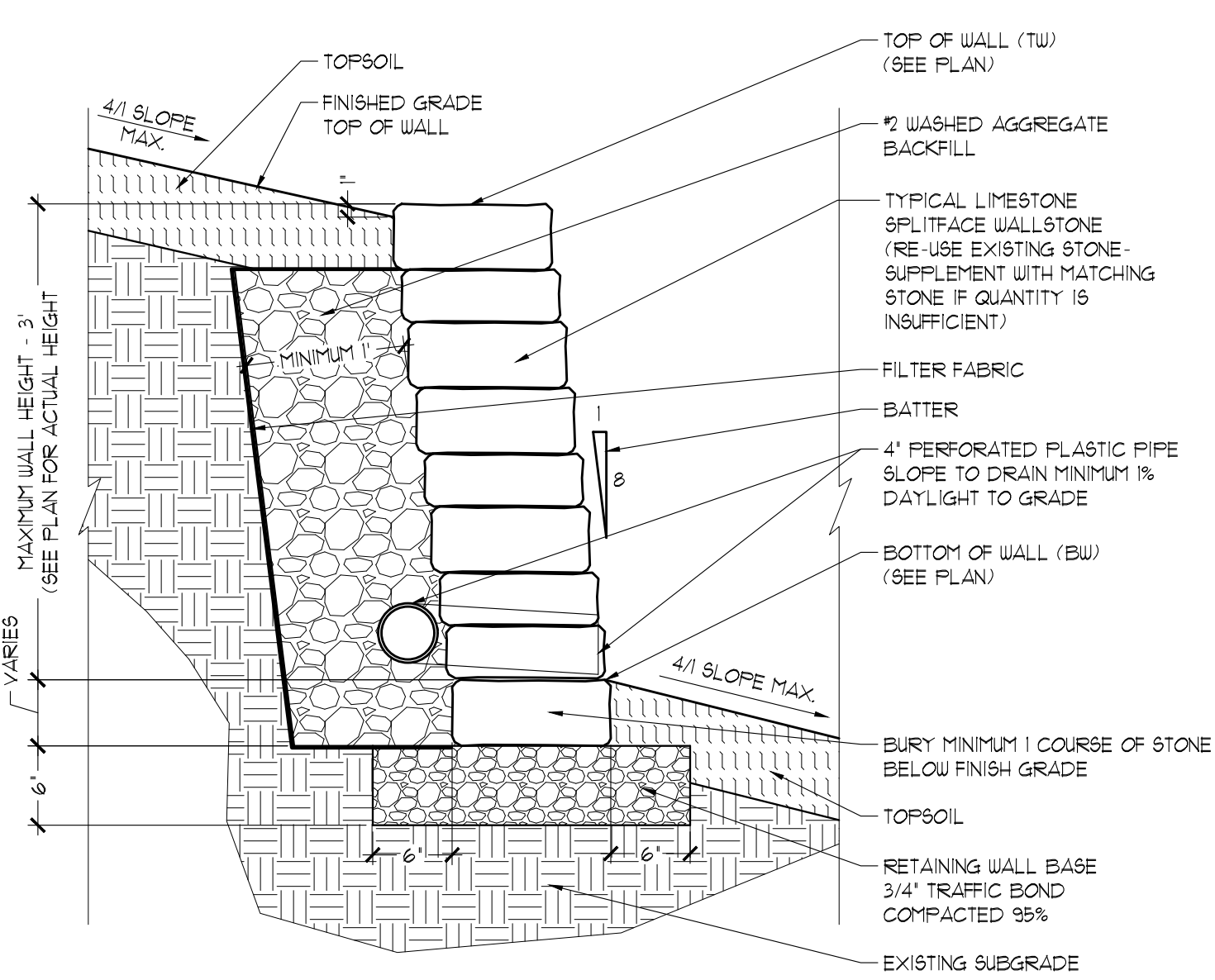
TYPICAL SHOVEL CUT EDGE SECTION

SCALE: 1" = 1'-0"



TYPICAL SHREDDED HARDWOOD MULCH SECTION

SCALE: 3/4" = 1'-0"



TYPICAL LIME STONE RETAINING WALL RE-BUILD SECTION

SCALE: 1" = 1'-0"

PLANT SCHEDULE

CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L1.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACBA	Acer saccharum	Sugar Maple	1	3" Cal. B4B	H-55', W-40'
CABE	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2	3" Cal. B4B	H-35', W-25'
GI8P8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	3	3" Cal. B4B	H-50', W-20'
QUROB	Quercus robur x bicolor 'Long'	Regal Prince Oak	3	3" Cal. B4B	H-45', W-18'

ORNAMENTAL TREES (INSTALL IN ACCORDANCE WITH DETAIL 2/L1.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
AMGAB	Amselander x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	10" B4B, multi-stem	H-20', W-15'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 3/L1.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
TAMTET	Taxus x media 'Tautoni'	Tautoni Yew	18	24" Spread B4B	H-4', W-5'

DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 3/L1.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
HYPAU	Hydrangea paniculata 'Jane'	Little Lime Hydrangeas	6	18" Tall Pot	H-4', W-4'
HYPAL	Hydrangea paniculata 'Limelight'	Limelight Hydrangeas	2	18" Tall Pot	H-7', W-6'
RHARG	Rhus aromatica 'Gro-low'	Gro Low Sumac	9	18" Spread Pot	H-2', W-5'
SPBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	11	18" Tall Pot	H-3', W-3'
SPMPC	Spiraea x bumalda 'Magic Carpet'	Magic Carpet Spiraea	26	18" Tall Pot	H-2', W-2'
WEFLA	Weigela florida 'Elvira'	Midnight Wine Weigela	8	18" Tall Pot	H-2', W-2'

PERENNIALS / GRASSES / VINES

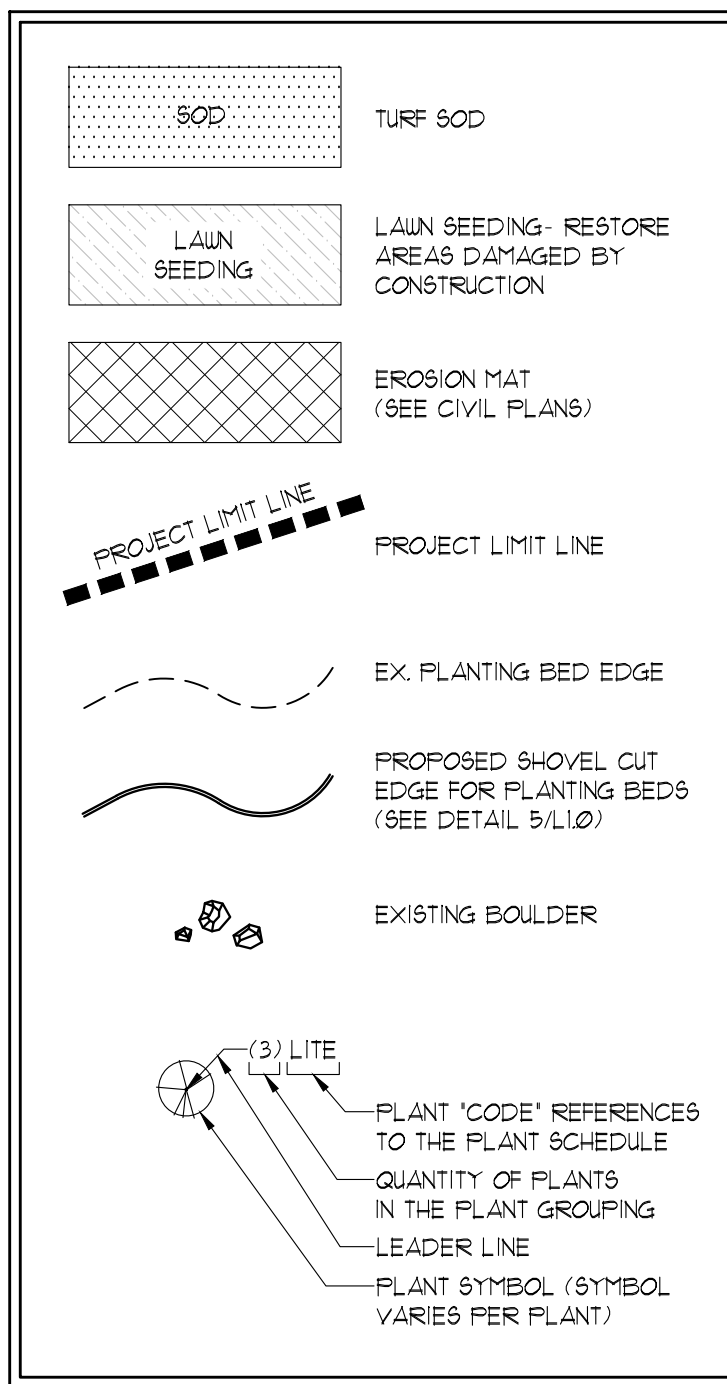
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
ALMI	Allium x 'Millenium'	Millenium Globe Lily	32	1" Pot	18" O.C.
CAAC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	48	1" Pot	24" O.C.
HEPP	Hesperis matrona 'Palace Purple'	Palace Purple Coral Bells	15	1" Pot	18" O.C.
HEGB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	29	1" Pot	18" O.C.
NEUL	Nepeta x 'Walker's Low'	Walker's Low Catmint	31	1" Pot	24" O.C.
RUFEBG	Rudbeckia 'fulgens' Early Bird Gold'	F. Early Bird Gold Black-eyed Susan	15	1" Pot	24" O.C.
SANEC	Salvia nemorosa 'Caradoma'	Caradoma Meadow Sage	15	1" Pot	18" O.C.

PLANT SCHEDULE NOTE
ALL PLANT MATERIALS SPECIFIED MUST MEET THE HEIGHT, CALIPER, ROOT BALL DIMENSIONS PRESCRIBED BY ANZI-Z REQUIREMENTS. THE CITY OF MEQUON RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL FOR CAUSE.

ABBREVIATIONS

ABBREVIATION	FULL WORDS
B4B	Balled and burlapped
CAL	Caliper
DBH	Diameter at breast height (Approximately 4' from finish grade)
DIA	Diameter
EX	Existing
HTT	Height to tip
O.C.	On center
SQ. FT. -or- SF	Square feet
TR	Tree

LANDSCAPE LEGEND

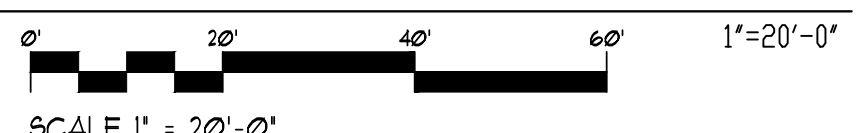


GENERAL NOTES:

1. THE PLANT SCHEDULE IS PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAWN ON THE PLAN SHALL BE THE ORIGINAL QUANTITY.
2. SEE PLANTING DETAILS ON SHEET L1.0.
3. UTILITIES, LIGHT POLES AND RETAINING WALLS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS AND SITE LIGHTING DRAWINGS FOR UTILITY AND LIGHT POLE INFORMATION.
4. REMOVE AND LEGALLY DISPOSE OF ALL EXISTING SOD, PLANTINGS, STONE, MULCH, ETC. WITHIN THE PROJECT LIMIT LINE TO PERMIT INSTALLATION OF NEW CONSTRUCTION (UNLESS INDICATED TO REMAIN). ALL EXISTING TREES AND SHRUBS OUTSIDE OF THE PROJECT LIMIT LINE SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION UNLESS INDICATED TO BE REMOVED. ANY PLANT MATERIAL THAT IS INDICATED TO REMAIN OR OUTSIDE OF THE PROJECT LIMIT LINE WHICH IS DAMAGED OR REMOVED SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



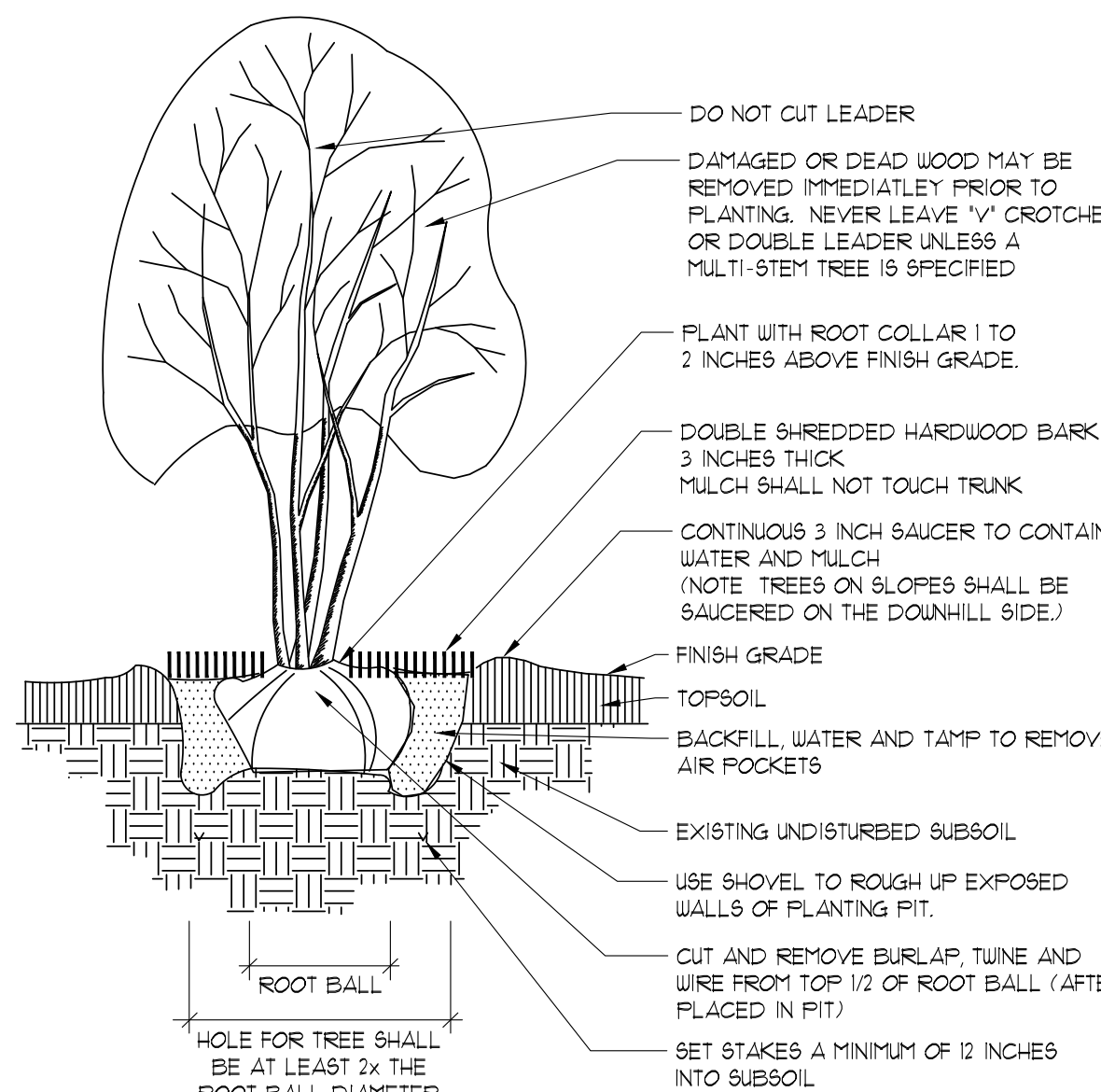
LANDSCAPE PLAN



INFORMATION SHOWN ON THIS DRAWING IS BASED ON A SURVEY AND CIVIL PLANS COMPLETED BY JSD PROFESSIONAL SERVICES, INC. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SITE INFORMATION. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

MULTI-STEM TREE STAKING AND PLANTING NOTES

1. STAKING - MULTI-STEM TREES SHALL NOT BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 1/3 OF THE TREE IS FREE TO SWAY.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
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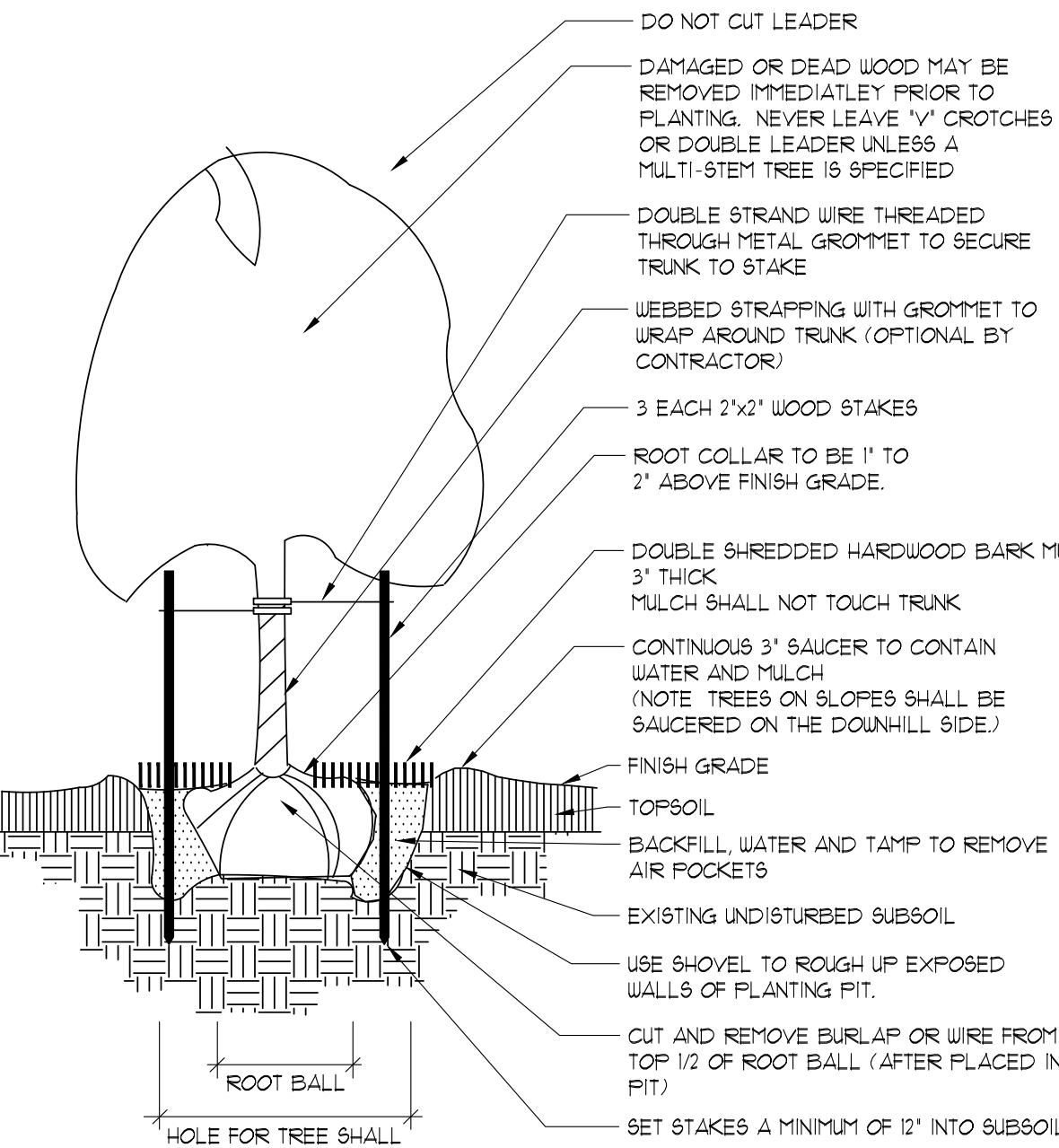


MULTI-STEM TREE PLANTING

SCALE: NOT TO SCALE

TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 1/3 OF THE TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
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DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



CITY OF MEQUON LANDSCAPE CALCULATIONS		
LENGTH OF PROPOSED PARKING LOT ALONG MEQUON RD. BETWEEN DRIVEWAYS = 239 LF		
AREA TO BE LANDSCAPED WITHIN PROJECT LIMIT LINE = 11,920 SF		
PARKING LOT AREA = 6,222 SF		
REQUIRED NUMBER OF TREES = 1 PER 1000 SF OF LANDSCAPE AREA	REQUIRED	PROVIDED
MINIMUM SIZE = 3" CALIPER AND 1' TALL		
11,920 SF/1000 SF = 11.9 TREES	12 TREES	2 EXISTING TREES 10 PROPOSED TREES
REQUIRED NUMBER OF SHRUBS = 2 PER 1000 SF OF LANDSCAPE AREA		
(11,920 SF/1000 SF) x 2 = 23.8 SHRUBS	24 SHRUBS	80 SHRUBS
INTERIOR PARKING LOT GREENSPACE		
123 SF INTERIOR GREENSPACE/6,222 SF PARKING LOT = 0.195	10%	19.5%
PARKING PERIPHERY BUFFER ALONG MEQUON ROAD		
(1) 3" CALIPER TREE PER 30 LF OF PARKING NEXT TO ROW REQ.		
239 LF OF PERIPHERY BUFFER / 30 LF = 7.9 TREES	8 TREES	8 TREES

March 25th, 2019

Ms. Kim Tollefson, Dir. of Community Development
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Ms. Tollefson:

Re: [Lumen Christi Landscape Review – 2019.25.03.001](#)

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for Lumen Christi Parish, a proposal for an existing Institutional/School redevelopment, located on Mequon Rd. This is the first review of the landscape plan dated 02/25/19. The landscape plans were submitted by PRA/Paragon.

The traditional nature of a plan review is to assess the proposal, as it impacts the entire site and to review the impact to adjacent uses. Sustainability of both, the “Site Plan & How the Landscape Plan supports the codes and how the plans addresses issues of adjacency/buffering. The plan submitted, by the reviewer’s estimate, comprises less than 20% of the Lumen Christi Campus. Under this submittal, the review cannot address/review the site in entirety. While multiple Lumen Christi submittals have been submitted for review over the last 4 years, this reviewer has never seen a single “composite” of the entire site to review. With that observation, I will provide a review limited to the Footing Landscape Plan submitted. It is this reviewer’s opinion, this plan should be rejected and a single set of “Full Site” landscape plans that includes all of Lumen Christi’s property lines, all the built structures, the on-site landscape plans and the buffering provided on the adjacent 25’ of surrounding properties should be required by City Staff and, or the Planning Commission.

This review will assess the limited proposed landscape plan for completeness; address appropriateness of both, aesthetic design and buffering for the site/location. The landscape plan will be assessed how the proposed plant palette and proposed plant density addresses the Planning Commission’s request for greater buffering/treatments at the following site zones/adjacencies: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Out-Lot Zones; 4. Open Space Zone; 5. Detention/Retention Basins; 6. Loading Dock Buffer; 7. Refuse/Recycle station buffer.

General Overview: Dated 02/25/19 the plan sheet is titled: L1.0

- ❖ The plan is sealed and signed, as required by code.
- ❖ The overall proposed Landscape sheet is at 20 scale. The plan sheet is clean and the information is easily discernable.
 - o The plan provides an attached plant schedule, with: common name, scientific name, planting site specified and the total quantities, as required. See the limited notes below regarding the proposed plant sizes and stated quantities.
 - o The plan fails to propose, or address the inclusion of Mequon ROW Street trees. All other Institutional use plan submittals, located on either Mequon Rd or Port Washington Rd. have been required to address the City ROW street plantings as part of the submittal.

- It is recommended that the plan adds planting notes to the landscape contractor. The Notes should direct and help define the designer's intent, as well as, protect the owner from defective work and/or which contractor(s) have responsibility for what construction areas.

❖ **Landscape Schedule Review:**

➤ **Outline of the proposed plant types and quantities:**

- Five deciduous Tree Species, (Total proposed deciduous trees – 10)
- Zero Coniferous Tree Species, (Total proposed conifer trees –0)
- Six Deciduous Shrub Species, (Total proposed decid. shrubs –62)
- One Coniferous Shrub Species, (Total proposed conifer shrubs --18)
- Six Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –137)
- One Decorative Grass species, (Total proposed grasses – 48)
- Zero vines - (Total proposed vines --0)

Plant Schedule Comments:

- ◆ The species proposed have the ability to perform in the local soils. Although, the Regal English Oak is known to suffer from winter burn when left exposed in USNDA zone 5; the Tauntonii Yews are not so tolerant and they are known to fail due to winter burn/winter wind exposure. While the Yews are set back from the adjacent road/Plots, winter road salt drift has been known to impact plantings with great separation. This is an Institutional use and traffic intensity is an impact to be designed to.
- ◆ The Regal Prince English Oak has an extremely narrow canopy habit, 10-15' max spread /spire for unfortunately, the concentration of Regal Prince English Oak along the southern end of the P-lot and only 1 tree per island and only 3 of the 4 islands have a tree, does not help contribute to the plan meeting the 30 p-lot shade requirement.
- ◆ The proposed plant palettes are commonly reused throughout Ozaukee Co. None of the proposed plants are listed in the 2016 Wisconsin NCRS Invasive prohibited or regulated lists.
- ❖ Plant schedule fails to define the type of Turf and the SYD the plan requires. Sodding in commercial applications provide the least amount of establishment time and cost. The City of Mequon has performance based acceptance. Seeded turf will require long term watering, multiple fertilizer applications and often, multiple over seeding.
 - ✓ The submittal fails to specify type of TURF, nor does it provide a seeding plan with the rate of application of the interim turf/erosion control seeding mix. Plans should be amended, to indicate:
1. Sod/seeding area SYD. If seeding is proposed, specify type of seed mix, rate of application, fertilizer type, fertilizer application rates, number of total proposed applications. Erosion control seeding will not meet the performance requirements of the City of Mequon's staff.
- **Recommended Revisions to the Planting Schedule, includes:**
 - 1) Please add planting notes.
 - 2) As required for the past several years for all submissions adjacent to the Mequon Rd. ROW and especially Institutional/Business and Commercial uses adjacent to the Mequon Rd ROW – Please revise the proposed plant sizes to be revised to the following size standards:
 - The plant schedule shall be amended to specify all:
 - Deciduous trees to have a 3.5inch caliper @ 16" above the root ball. All trees shall meet the ANSI 160.2 nursery code for heights. All planting stock is subject...

to rejection “for cause”, by City Staff. “Ornamental” trees are not excluded from complying with these requirements. An 7’ height spec on the Ornamental deciduous tree is too often equivalent to 1-1.5” caliper stock.

- To be redundant on this - Per ANSI z 60.1, the plantings shall meet height equivalence consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.

➤ **Zone Comments:**

- The submittal is organized and provides review for the following: **1. Street Frontage Zone**; **2. Parking Lot Zone**; 3. Property Line Buffer Zone(N/A); **4. Open Space Zone**; 5. Detention Basin(N/A); 6. Loading Dock Buffer(N/A); 7. Refuse Bin Buffer(N/A)

- **Street Frontage Zone:**

The Proposed ROW Code requires 1 tree per each side of 35 feet of CL length.

- Mequon Dr. ROW: Fails to address ROW/Street Tree requirements. Too often it is assumed the Mequon Rd. Terrace ROW will not allow plantings due to shallow infrastructure under the terrace, per the plan provided, that supposition is not supported. **Plan fails to meet any aspect of the new code; - Enforcement is per staff & P&Z Board decision.**

- **Parking Lot:**

Proposed Parking Lot Interior Zone.

- A) The south single lane parking lot provides the required 25’ setback/buffer from the ROW.
- It is my opinion the plan fails to address the high visibility of the city’s busiest gateway corridor. As previously reviewed, the street ROW planting requirement is not addressed and as previously recommended/enforced for existing developments adjacent to either Mequon Rd or PWRd ROW’s the plan should be required to incorporate additional perennial plantings along the Mequon Rd. frontage. Additionally, I would hope the site is scheduled for irrigation. While irrigation is not a requirement, no/low maintenance planting plans traditionally fail to provide the visual “pop” a site within the gateway corridor deserves. **Recommends the plan be amended to include several 6’-8’ wide Perennial/Ornamental Grass beds along the South Pl/Mequon Rd. ROW – the existing plan, as submitted, mostly meets code.**

Parking Periphery Buffer: The proposed Landscape Code requires 1 tree per 30 linear feet of parking adjacent to ROW’s (not counting street trees). The design and layout meets the tree requirements within the buffer zone and planting island. **Recommends the plan be amended to include several 6’-8’ wide Perennial/Ornamental Grass beds along the South Pl/Mequon Rd. ROW – the existing plan, as submitted, mostly meets code.**

Property Line Buffer: Cannot be reviewed due to the inadequate scope of the submittal.

Building Foundation Plantings – The proposal is a clean no/low maintenance design. The proposal provides a nice array of seasonal interest. The design will provide texture, color and height variation to visually anchor the building to the site, through the foundation design. **Plan meets new code requirements.**

- o **Detention Basins** Cannot be reviewed due to the inadequate scope of the submittal
- o **Loading Dock:** Cannot be reviewed due to the inadequate scope of the submittal

Additional Landscape Observations:

It is this reviewer's opinion, the Planning Commission/City Staff should enforce this review's: revise the deciduous tree sizes to the stipulated minimum, 2) readdress/ expand the buffering at planting along the south PL, at the Mequon Rd. interface. 3) the plan fails to propose, or address the inclusion of Mequon ROW Street trees. All other Institutional use landscape plan submittals, located either Mequon Rd or Port Washington Rd. have been required to address the City ROW street plantings part of the submittal.

- o The plan fails to provide Turf planting notes to the landscape contractor. Add the proposed S Specs and the proposed SY's of Sod. Also, provide the proposed Turf Seed spec, with the SY's seeded area; this will greatly help Lumen Christi receive apple to apple bids. The expanded to specifics will help define the designer's intent, as well as, protect the owner from defective work and, or which contractor(s) have responsibility for what construction areas. The City of Mequon uses a performance standard for the assessment of Turf compliance.
- o Lastly, I would continue to request the Planning Commission and City Staff ask for incorporation of an expanded pallet of zone appropriate perennials, bulbs, corms, and ornamental grasses throughout the areas of site/public ROW interface.

This concludes the limited site landscape review of the Lumen Christi submittal. I hope City Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,



M. Terry Higgins, RLA, AICP, PMP, MBA

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: April 8, 2019
SUBJECT: Boulder Venture for Associated Bank. The applicant is seeking sign waiver approval for a second wall sign, sign waiver approval for a wall sign that exceeds the height requirement, and building and site plan amendment to amend a condition of approval that prohibited signage in the glass tower for a proposed two-story, 7,6000 sq. ft. financial institution building located at 11223 N. Port Washington Road.

Applicant:	Boulder Venture
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment Sign Waiver
Existing Use:	Vacant
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Lot size:	.99 acre
Location:	11223 n. Port Washington Road
Tax Key:	#15-019-16-016.00
District:	#5

Background:

The applicant is requesting an amendment to the previous building and site plan approval and sign waiver approval for a proposed 7,600 square foot bank facility located at 11223 N Port Washington Road. At the March 11, 2019 Planning Commission meeting, the applicant requested approval for a building and site plan amendment, a sign waiver approval for a second wall sign on the north façade and a tower sign. The request was tabled at the meeting.

Building and Site Plan Amendment:

On January 14, 2019, Planning Commission approved Building and Site Plan approval for Associated Bank and denied a sign waiver request for a tower sign. As a condition of approval, the Planning Commission added a condition that prohibited signage in the tower as follows:

There shall be no sign located within the glass tower and the storage of any equipment in the tower vestibule shall be prohibited.

The green band on the tower is proposed to be illuminated. The illumination of the green band is considered not approved by the City because it was not shown on plans previously acted upon by the Commission. The approval of illumination of the green band would require an amendment to the building/site plan approval. This feature is distinct from any other architectural features on the building design and provides a subtle indication, illuminated or not, of the Associated Bank brand. Staff does not support the illumination of the green band. The Commission may take this

into consideration as part of the overall building design and when evaluating the proposed signage and building lighting as part of this request.

Sign Waiver:

The applicant is requesting sign waiver approval to allow for a tower sign. In order to approve the proposed tower sign, the Planning Commission must approve an amendment to the building/site plan to remove the condition that no signage is permitted within the glass tower.

The applicant is proposing a four-sided, acrylic panel sign which will be mounted to a stainless steel frame suspended from the tower. The cube sign will include a pantone green logo pin-mounted to the face of the acrylic panels. Recessed lighting will be installed within the cube sign to provide down lighting in the tower. Recessed lighting will also be installed within the ceiling of the tower to illuminate the tower space and sign. Any illumination of the tower shall be shown on revised photometric plans and submitted to staff prior to final approval of building permits per the conditions of the building and site plan approval from January 15, 2019.

Staff does not support the proposed tower sign. At the last meeting, several concerns were raised regarding the tower sign and tower. There were discussions about potential compromises and alternatives among the Commissioners. Staff believes the resubmittal does not address the concerns from the meeting, including lowering the height of the tower and incorporating an artistic element made of natural material within the tower. Staff does not believe that comments from the meeting were addressed in this submittal and recommends denial of the building and site plan amendment to remove the condition that no signage is permitted within the glass tower, denial of the sign waiver to allow for a second wall sign, and denial of a sign waiver to allow for a tower sign due to lack of specific hardship or unique physical condition of the site

Staff Recommendation:

Planning staff recommends **denial** of the sign waiver for a north elevation wall sign and tower sign and **denial** of the building and site plan amendments, based on the following conditions:

1. Lack of site specific hardship or unique physical condition of the site.

Attachments:

Packet (PDF)

Boulder Venture, LLC for Associated Bank

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

C - 2

B - 2

PORT WASHINGTON ROAD 13W

B - 2

B - 2

MEQUON ROAD 112N

B - 1

B - 3

B - 2

Attachment: Packet (4025 : Boulder Venture for Associated Bank)

11223 North Port Washington Road

Project Narrative

In cooperation with the City of Mequon, Boulder Venture revised and redesigned a two story building that was approved by the Plan Commission on January 14, 2019 and affirmed by the Common Council on February 12, 2019.

The project plan is to start construction during the summer of 2019 and be completed by February 2020.

As originally designed, the Associated Bank building was to include a wall mounted sign on the east elevation of the building and a blade sign inside the building tower element.

The wall mounted sign on the east elevation provides signage/visibility for automobiles traveling northbound on Port Washington Road

The blade sign in the tower provides signage/visibility for automobiles traveling southbound and northbound.

The blade sign in the tower was removed as part of the Plan Commission/Common Council approval. This would be the first Associated Bank archetype branch without the tower signage.

Hardship:

Due to the design elements of the building and site that were recommended by city staff, adopted by Boulder Venture, and approved by the Plan Commission/Common Council, the wall sign on the east elevation is not visible to southbound traffic until customers are beyond the only shopping center driveway. Additionally, to improve traffic safety, Associated Bank agreed to close the existing driveway entrance on the site, and share an offsite driveway entrance on the north parcel.

For example, a motorist travelling southbound on Port Washington Road whose destination is Associated Bank, but who is unfamiliar with the location, may be distracted if they do not identify the building until after they have passed the entrance driveway. This potential distraction could adversely affect traffic safety if, for example, that unfamiliar motorist were to suddenly brake in order to try and make a right turn into the Associated Bank entrance driveway, or the PNC driveway to the south.

Sign Waiver Request

Due to the removal of the blade sign and lack of building signage for southbound traffic, applicant requests a sign waiver.

Associated Bank's standard green tower cube has been re-imagined as a fully custom *objet d'art* down-light, created from custom acrylic panels mounted to a stainless steel frame, and will be suspended in the tower to create a floating effect. The Associated Bank logo will be powder coated to their corporate Pantone green, and pin-mounted to the face of the acrylic, creating a subtle shadow line. Material samples will be provided by RINKA for your review.

The green band at the top of the tower is illuminated, on a dimmable switch, and set on a timer.



Attachment: Packet (4025 : Boulder Venture for Associated Bank)